

# **APPRAISAL OF REAL PROPERTY**

ASSEMBLAGE PARCEL

## **LOCATED AT**

.1701 AC Parcel, St. Johns Rd  
Fort Mitchell, KY 41011  
See attached Legal Description

## **FOR**

City of Fort Mitchell  
2355 Dixie Highway  
Fort Mitchell, KY 41017

## **AS OF**

04/05/2023

## **BY**

Bradley T. Fennell, GAA  
Fennell Appraisal Service, Inc.  
PO Box 75165  
Fort Thomas, KY 41075  
859-572-4999  
brad@fennellappraisal.com

## SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	.1701 AC Parcel, St. Johns Rd
	Legal Description	See attached Legal Description
	City	Fort Mitchell
	County	Kenton
	State	KY
	Zip Code	41011
	Census Tract	0648.00
	Map Reference	17140
PRICE & DATE	Contract Price	\$ N/A
	Date of Contract	N/A
PARTIES	Client	City of Fort Mitchell
	Appraiser	Bradley T. Fennell, GAA
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	N/A
	Price per Square Foot	\$ N/A
	Location	suburban
	Age	N/A
	Condition	N/A
	Total Rooms	N/A
	Bedrooms	N/A
	Baths	N/A
APPRAISER	Appraiser	Bradley T. Fennell, GAA
	Effective Date of Appraisal	04/05/2023
VALUE	Opinion of Value	\$ 21,500

**LAND APPRAISAL REPORT**

File No.: 2304046

<b>SUBJECT</b>	Property Address: 1701 AC Parcel, St. Johns Rd		City: Fort Mitchell		State: KY		Zip Code: 41011						
	County: Kenton		Legal Description: See attached Legal Description										
<b>ASSIGNMENT</b>	Assessor's Parcel #: N/A		Tax Year: 2022		R.E. Taxes: \$ N/A		Special Assessments: \$ N/A						
	Market Area Name: Fort Mitchell		Map Reference: 17140		Census Tract: 0648.00								
	Current Owner of Record: City of Fort Mitchell		Borrower (if applicable): N/A										
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)		HOA: \$ N/A		<input type="checkbox"/> per year <input type="checkbox"/> per month								
	Are there any existing improvements to the property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input checked="" type="checkbox"/> Not habitable										
	If Yes, give a brief description: The subject property has a large stone and concrete retaining wall believed to have been a support structure for the streetcar railway system of the early 1900's. This improvement is considered insignificant in the overall valuation of the subject site. No value consideration is given to existing improvements.												
<b>MARKET AREA DESCRIPTION</b>	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)												
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective												
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)												
	Intended Use: This report is specific to the needs of the client. The client has requested a fair market value appraisal to evaluate the property for internal decision making purposes.												
Intended User(s) (by name or type): The intended user is the client, City of Fort Mitchell. No other intended users are identified.													
Client: City of Fort Mitchell		Address: 2355 Dixie Highway, Fort Mitchell, KY 41017											
Appraiser: Bradley T. Fennell, GAA		Address: PO Box 75165, Fort Thomas, KY 41075											
<b>Characteristics</b>		<b>Predominant Occupancy</b>		<b>One-Unit Housing</b>		<b>Present Land Use</b>		<b>Change in Land Use</b>					
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		<input checked="" type="checkbox"/> Owner		PRICE AGE		One-Unit 80 %		<input checked="" type="checkbox"/> Not Likely					
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input type="checkbox"/> Tenant		S(000) (yrs)		2-4 Unit 3 %		<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *					
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input checked="" type="checkbox"/> Vacant (0-5%)		250 Low 5		Multi-Unit 2 %		* To:					
Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		<input type="checkbox"/> Vacant (>5%)		1,500 High 250		Comm'l 10 %							
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply				500 Pred 80		Other 5 %							
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.													
<b>Factors Affecting Marketability</b>													
<b>Item</b>		Good	Average	Fair	Poor	N/A	<b>Item</b>		Good	Average	Fair	Poor	N/A
Employment Stability		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Market Area Comments: Currently marketing times are typically under three months for homes priced appropriately. Limited inventory over the last several months has decreased marketing times. Conventional and FHA financing are prevalent in this area. Fort Mitchell is a suburban residential community located across the river from Cincinnati, OH. The city is known for a high performing school system, quality housing stock, convenience to the metropolitan employment center at Cincinnati, OH and overall livability.													

# LAND APPRAISAL REPORT

File No.: 2304046

Dimensions: 172.05x143.84x30.76x70.24x18.22		Site Area: 7,410 Sq.Ft.	
Zoning Classification: R-CVS		Description: Residential Conventional Subdivision	
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements			
Uses allowed under current zoning: See attached zoning regulations			
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ N/A /			
Comments:			
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) <u>Assemblage to larger parcel</u>			
Actual Use as of Effective Date: <u>green space</u>		Use as appraised in this report: <u>green space</u>	
Summary of Highest & Best Use: See text addendum for Highest and Best use analysis.			

SITE DESCRIPTION	Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	available	Street		<input checked="" type="checkbox"/>	<input type="checkbox"/>		above average for immediate area
	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	available	Width	single lane				near level front/rises sharply at rear
	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	available	Surface	asphalt				below average for immediate area
	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	available	Curb/Gutter	none	<input type="checkbox"/>	<input type="checkbox"/>		irregular (see plat)
	Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	none	<input type="checkbox"/>	<input type="checkbox"/>		to street and low lying areas
	Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	available	Street Lights		<input checked="" type="checkbox"/>	<input type="checkbox"/>		residential
	Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	available	Alley	none	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: ☐ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 21117C0016F FEMA Map Date 5/16/2013


Site Comments: The subject is a small, irregular shaped parcel of approximately 7,410 square feet. The minimum lot area for development of a single family dwelling within this zone is 9,000 square feet. Additionally, it would be a near impossibility to meet all the setback requirements. As such, the parcel is best suited as an assemblage piece to a contiguous site adding additional yard space and road frontage. No adverse easements, encroachments or environmental conditions were noted by appraiser. However, appraiser is not an expert in this field. Site dimensions have been obtained from a third party source and/or estimated when not available. Dimensions are not warranted. Zoning classification obtained from a third party source and considered reliable but not warranted.

SALES COMPARISON APPROACH	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address	.1701 AC Parcel, St. Johns Rd Fort Mitchell, KY 41011	.0803 AC Parcel, Sheridan Ave Fort Thomas, KY 41075	.0574 AC Parcel, Highland Ave Fort Thomas, KY 41075	.0770 AC Parcel, 15 Parkview Ave Newport, KY 41071
	Proximity to Subject		5.02 miles E	4.55 miles E	3.99 miles NE
	Sale Price	\$ N/A	\$ 10,000	\$ 3,000	\$ 8,000
	Price/ Sq.Ft.	\$	\$ 2.86	\$ 1.20	\$ 2.39
	Data Source(s)	client/site visit	site visit/office files	site visit/office files	site visit/office files
	Verification Source(s)	public records	buyer/PVA/Realist	buyer/PVA/Realist	PVA/Realist
	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION +(-) \$ Adjust	DESCRIPTION +(-) \$ Adjust	DESCRIPTION +(-) \$ Adjust
	Sales or Financing Concessions	N/A	cash/pending	cash	cash
	Date of Sale/Time	04/2023	04/2023	09/2022	01/2023
	Rights Appraised	fee simple	fee simple	fee simple	fee simple
	Location	suburban	suburban	suburban	suburban
	Site Area (in Sq.Ft.)	7,410	3,500	2,500	3,354
	Amenities	road frontage	golf view/access	none	road frontage
	Utilities	public available	similar	similar	similar
	Topography	level to sloping	similar	similar/all wooded	steep slope
	Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,750	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,677
	Net Adjustment (Total, in \$ / Sq.Ft.)			(\$ 1.5 /Sq.Ft.)	(\$ 0.5 /Sq.Ft.)
	Adjusted Sale Price (in \$ / Sq.Ft.)		\$ 2.86	\$ 2.7	\$ 2.89



# LAND APPRAISAL REPORT

File No.: 2304046

<b>SALES COMPARISON APPROACH</b>	Summary of Sales Comparison Approach      Comparables utilized are similar sites located within the Northern Kentucky market. All are given equal consideration. Adjustments are made for differences in property characteristics that market participants would consider significant. Due to an extreme lack of comparable sales of small, non-buildable, sites it was necessary and appropriate to exceed a reasonable proximity for comparable sales. Sales of this nature happen infrequently and are not typically advertised or marketed. These types of transactions typically happen between two contiguous property owners in an effort to achieve additional yard space or satisfy building code/zoning requirements for construction of home additions, decks, pools, etc. The sales utilized are the most recent, reliable comparables located by the appraiser. Comp. 1 is a pending sale that has been fully vetted. This sale has not officially closed but all parties have agreed to the terms and conditions and are simply awaiting procedural approval from Campbell County Planning and Zoning. The sales data is thought reliable but is not warranted.	
<b>TRANSFER HISTORY</b>	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s):    Realist/MLS/PVA	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>No prior sales or third party transfers of</u>
	1st Prior Subject Sale/Transfer Date: _____ Price: _____ Source(s): _____	subject property within three years prior to effective date were located. No prior sales or third party transfers of the comparable sales within one year prior to date of sale were located.
	2nd Prior Subject Sale/Transfer Date: _____ Price: _____ Source(s): _____	
<b>PUD</b>	<b>PROJECT INFORMATION FOR PUDs (if applicable)</b> <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: _____	
	Describe common elements and recreational facilities: _____	
<b>RECONCILIATION</b>	Indicated Value by: Sales Comparison Approach \$      21,489      or \$      2.90      per Sq.Ft.	
	Final Reconciliation <u>The Sales Comparison Approach is given sole consideration as this method is an indication of buyer/seller transactions and their effect on the market. Cost approach and income approach are not applicable in this appraisal of vacant land.</u>	
	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions: _____	
	<input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
<b>ATTACH.</b>	Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is:	
	\$      21,500      , as of:      04/05/2023      , which is the effective date of this appraisal.	
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains <u>27</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Additional Sales <input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input checked="" type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>	
<b>SIGNATURES</b>	Client Contact: <u>Edwin King, City Administrative Officer</u> Client Name: <u>City of Fort Mitchell</u> E-Mail: <u>eking@fortmitchell.com</u> Address: <u>2355 Dixie Highway, Fort Mitchell, KY 41017</u>	
	<b>APPRAISER</b>   Appraiser Name: <u>Bradley T. Fennell, GAA</u> Company: <u>Fennell Appraisal Service, Inc.</u> Phone: <u>859-572-4999</u> Fax: _____ E-Mail: <u>brad@fennellappraisal.com</u> Date of Report (Signature): <u>04/07/2023</u> License or Certification #: <u>438</u> State: <u>KY</u> Designation: <u>General Certified</u> Expiration Date of License or Certification: <u>06/30/2023</u> Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: <u>04/05/2023</u>	<b>SUPERVISORY APPRAISER (if required)</b> <b>or CO-APPRAISER (if applicable)</b>  Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____      Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____      State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect Date of Inspection: _____



## SALES COMPARISON APPROACH

File No.: 2304046

## SALES COMPARISON APPROACH

## SALES COMPARISON APPROACH

## Supplemental Addendum

File No. 2304046

Client	City of Fort Mitchell			
Property Address	.1701 AC Parcel, St. Johns Rd			
City	Fort Mitchell	County	Kenton	State KY Zip Code 41011
Appraiser	Bradley T. Fennell, GAA			

### Scope of Work

The Scope of Work for this particular appraisal was to make a physical site visit to the property and perform an exterior walk around of the site observing all site characteristics, boundary lines, topography, etc. The appraiser utilized the data obtained from the site visit, data provided by the client and additional data located in public records to perform a fair market value land appraisal report for the intended use and the intended user. The effective date of this report is the date the site was visited by the appraiser.

### Intended User

The intended user of this report is the immediate client, **City of Fort Mitchell C/O Edwin King, City Administrative Officer**. No additional intended users are identified by the appraiser.

### Intended Use

The intended use of this report is to evaluate the property that is the subject of this appraisal for internal decision making purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market value. This report should not be utilized for any other purpose or by any other user.

### Highest and Best Use Analysis - As Improved

The subject property is located in a predominately owner occupied, single family residential area with adequate retail, commercial and/or service establishments relative to its development density. Additionally, there appears to be adequate police and fire protection, available schools, health care and an international airport. The subject is vacant land with no significant improvements. As such, no highest and best use analysis "as improved" is considered.

### Highest and Best Use Analysis - As If Vacant

The minimum lot area for development of a single family dwelling within the R-CVS zone is 9,000 square feet. The subject does not meet the minimum requirement. Additionally, it would be a near impossibility to meet all the setback requirements. As such, highest and best use of the site "as if vacant" is as an assemblage piece to a contiguous site adding additional yard space and road frontage.

### Additional Comments, Conditions and Statements

The appraiser has made every effort to obtain accurate data for the comparable properties. However, in this market area data can be limited and at times unreliable. If data sources differed significantly and/or indicated inaccurate or misleading information the appraiser made an effort to verify the data. If unsuccessful, and more reliable data was not available or obtained, the appraiser utilized knowledge of the market, experience and expertise to reconcile the data and draw his own conclusions. In some instances comparable data on the sales grid may differ from either or all of the data sources indicated. Data sources utilized are MLS/PVA/Realist. Data is not warranted.

One or more of the comparable sales in this report may have been utilized by the appraiser in previous reports. If the comparable data is not entirely consistent it may indicate the appraiser located, or was provided, more accurate data on the comparable(s) and made the necessary and appropriate changes on future reports.

Pertinent information relative to sales history of the subject and/or the comparable properties may not have been located by the appraiser through the normal course of business. In such cases, the appraiser has interpreted the data to the best of his ability. The appraiser makes an assumption the interpreted results are accurate. If more reliable data is disclosed at a later date, the appraiser reserves the right to amend the report and potentially the value conclusion.

### USPAP Service Statement

The appraiser has not performed any services regarding the subject property within the three year period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity.

I have knowledge and experience of the market area and in appraising the type of property that is the subject of this report. I have access to public and private data sources, such as the local Multiple Listing Service, tax assessment records, public land records and other similar data sources for the area in which the property is located.

### Market Conditions

Based on the appraiser's interpretation of recent market data it appears prices have stabilized over the last several months. Prior to this recent stabilization prices had been appreciating at a rapid pace as a result of a strong economy, limited inventory and favorable interest rates. The basic principle of supply and demand suggests when demand is high and supply is low prices will rise. The appraiser is contracted to provide an unbiased opinion of value as of a specific date (effective date). The appraiser utilizes historical market data as a primary resource for rendering this value opinion. Changes in economic conditions and/or increased inventory can cause rapid market turbulence. The appraiser provides a statement of caution to the client regarding the uncertain future of the real estate market.

## Supplemental Addendum

File No. 2304046

Client	City of Fort Mitchell				
Property Address	.1701 AC Parcel, St. Johns Rd				
City	Fort Mitchell	County	Kenton	State	KY Zip Code 41011
Appraiser	Bradley T. Fennell, GAA				

### Mark-To-Market Adjustments (MTM)

Date of Sale/Time adjustments (if any) made in the sales comparison grid reflect estimated changes in the market over a period of time. These adjustments reflect that a market may have changed due to the demand/supply dynamic from one market in the past to a current market. Paired-sales analysis and/or comparative indices provide a platform of support for these adjustments. However, the appraiser recognizes that the data is rarely complete, markets are not precise and no two properties are identical. As such, the appraiser uses a conservative approach that may be somewhat different than paired-sales and/or comparative indices may suggest. Even when the appraiser has identified a changing market (increasing or decreasing) the appraiser may not render an MTM adjustment on sales of 6 months or less. Specific property characteristics may be more, or less, marketable so adjustments may not be consistent from one property to another. The appraiser will interpret the current market data relative to the specific property characteristics i.e. location, type, condition, etc. and make adjustments accordingly. In the end, the adjustments reflect the appraiser's interpretation of the data combined with his experience and expertise

### Extraordinary Assumptions/Appraisal Statements and Conditions

Extraordinary Assumption as defined in the USPAP 2020-2021 Edition is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions and conclusions.

Extraordinary assumptions are not exclusive to this addendum. Additional extraordinary assumptions are located throughout the report.

The appraiser makes an extraordinary assumption that the subject property is not negatively impacted in the market due to external influences. These include but are not limited to properties with environmental concerns, commercial properties with excessive noise or emitting excessive lighting, properties discharging foul odors.

The appraiser makes an extraordinary assumption that any and all utilities connected to the site i.e. water, gas, sewer, etc. are correctly connected, function properly and are legally permissible.

The appraiser makes an extraordinary assumption that any and all previous improvements are up to code and were completed with any and all necessary building permits, certificates, etc. See other extraordinary assumptions in the body of the report.

The appraiser makes an extraordinary assumption that third party sources are reliable and data obtained from them is accurate. If relied upon information from third party sources is determined to be inaccurate the appraisal results could be misleading. The appraiser reserves the right to make necessary and appropriate changes to the report if, at a later date, relied upon information obtained from third party sources is determined to be inaccurate.



# Assumptions & Limiting Conditions

File No.: 2304046

Property Address: 1701 AC Parcel, St. Johns Rd	City: Fort Mitchell	State: KY	Zip Code: 41011
Client: City of Fort Mitchell	Address: 2355 Dixie Highway, Fort Mitchell, KY 41017		
Appraiser: Bradley T. Fennell, GAA	Address: PO Box 75165, Fort Thomas, KY 41075		

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

This appraisal report is not for mortgage loan purposes.

## Definitions & Scope of Work

File No.: 2304046

Property Address: 1701 AC Parcel, St. Johns Rd

City: Fort Mitchell

State: KY

Zip Code: 41011

Client: City of Fort Mitchell

Address: 2355 Dixie Highway, Fort Mitchell, KY 41017

Appraiser: Bradley T. Fennell, GAA

Address: PO Box 75165, Fort Thomas, KY 41075

### DEFINITION OF MARKET VALUE \*:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

# Certifications

File No.: 1704059

Property Address: .1701 AC Parcel, St. Johns Rd City: Fort Mitchell State: KY Zip Code: 41011  
 Client: City of Fort Mitchell Address: 2355 Dixie Highway, Fort Mitchell, KY 41017  
 Appraiser: Bradley T. Fennell, GAA Address: PO Box 75165, Fort Thomas, KY 41075

## APPRAISER'S CERTIFICATION


I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Client Contact: Edwin King, City Administrative Officer Client Name: City of Fort Mitchell  
 E-Mail: eking@fortmitchell.com Address: 2355 Dixie Highway, Fort Mitchell, KY 41017

## APPRAISER

SUPERVISORY APPRAISER (if required)  
 or CO-APPRAISER (if applicable)

  
 Appraiser Name: Bradley T. Fennell, GAA

Company: Fennell Appraisal Service, Inc.

Phone: 859-572-4999 Fax: \_\_\_\_\_

E-Mail: brad@fennellappraisal.com

Date Report Signed: 04/07/2023

License or Certification #: 438 State: KY

Designation: General Certified

Expiration Date of License or Certification: 06/30/2023

Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)

Date of Inspection: 04/05/2023

Supervisory or  
 Co-Appraiser Name: \_\_\_\_\_

Company: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Date Report Signed: \_\_\_\_\_

License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_

Designation: \_\_\_\_\_

Expiration Date of License or Certification: \_\_\_\_\_

Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect

Date of Inspection: \_\_\_\_\_

SIGNATURES



## Legal Description

### LEGAL DESCRIPTION

**0.1701 ACRE**

Situated in Kenton County, Kentucky, City of Fort Mitchell, being excess of right of way at the northerly end of St Johns Road, more completely described as follows:

Commencing at a found  $\frac{1}{2}$ " Iron Pin (no cap) located at the northeast corner of lands conveyed to Chestnut Lane Real Estate, LLC as recorded in Deed Book 6715, page 242;

Thence North  $44^{\circ}34'16''$  East, a distance of 18.22 feet, to an iron pin and cap set, on the westerly right-of-way of St Johns Road (50'), as dedicated by the plat of "Old Fort Mitchell", Section One, Plat 1960, Kenton County Records and the true point of beginning for this description;

Thence With said westerly right-of-way of St. Johns Road, South  $28^{\circ}56'06''$  East, a distance of 172.05 feet, witnessed by a  $\frac{1}{2}$ " iron pin (no cap) found at North  $60^{\circ}35'19''$  West, 2.80 feet;

Thence Departing said westerly right-of-way, and with the north lines of said Chestnut Lane Real Estate, LLC and also the north line of John P. and Nancy H. Whitehurst as conveyed by Deed Book 1031, Page 15, North  $60^{\circ}35'19''$  West, a distance of 143.84 feet to an iron pin and cap set;

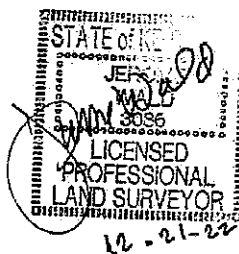
Thence Continuing with said Whitehurst line, North  $13^{\circ}35'29''$  West, a distance of 30.76 feet, to an iron pin and cap set, on the southerly line of said Chestnut Lane Real Estate, LLC also the same as previous 30' right-of-way for the Cincinnati, Covington, & Erlanger Railway as shown on said C & R Plat 73;

Thence with said southerly line of Chestnut Lane Real Estate, LLC, North  $44^{\circ}34'16''$  East passing a found  $\frac{1}{2}$ " iron pin (no cap) at 52.02 feet, a total distance of 70.24 feet to the point of beginning;

Containing 0.1701 acre, more or less, and being subject to all easements and restrictions of record.

Basis of Bearings: NAD83 (2018) Kentucky State Plane Coordinates, North Zone.

All set iron pins are  $\frac{5}{8}$ " x 30" with I.D. cap "CT Consultants Wald PS 3086 Kentucky".



Prepared by:  
CT Consultants  
Jerome Wald  
KY #3086  
December 20, 2022

# Conveyance Plat Sheet 1

## OWNER'S CERTIFICATE

WE THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT AND CONSENT AND ACCEPT ALL EASEMENTS AND MATTERS SHOWN HEREON AND FURTHER CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON IS PART OF THE PROPERTY AS SHOWN ON PLAT 73 AND PLAT 1960 OF THE KENTON COUNTY CLERK'S RECORDS AT COVINGTON.

OWNER(S): CITY OF FORT MITCHELL

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

## APPROVAL CERTIFICATED

APPROVED FOR ATTACHED TO DEED AND CONVEYANCE PURPOSES BY THE KENTON COUNTY PLANNING COMMISSION. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE THAT THE RESULTING PARCEL(S) COMPLIES WITH ANY OTHER REGULATORY AGENCY'S REQUIREMENTS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, OF 20 \_\_\_\_\_.

BY: \_\_\_\_\_

CHAIR, KENTON COUNTY PLANNING COMMISSION

## LAND SURVEYOR'S NOTES

1. ALL FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.
2. GPS EQUIPMENT USED: TRIMBLE, DUAL FREQUENCY ROVER TO ESTABLISH STATE PLANE COORDINATES.
3. EXISTING MONUMENTATION AND CONTROL POINTS ESTABLISHED BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS PROCEDURES, ALONG WITH LOCATIONS USING A TRIMBLE ROBOTIC TOTAL STATION. MONUMENTS WERE SET USING THE SAME METHODS.
4. THIS PROPERTY IS BEING CONVEYED TO FORT MITCHELL, KENTUCKY, AS SHOWN AS EXCESS RIGHT-OF-WAY ON PLAT 73 AND PLAT 1960 OF THE KENTON COUNTY RECORDS.
5. POSSIBLE ENCROACHMENTS AS SHOWN.
6. DATA SOURCES FOR THIS SURVEY INCLUDE DOCUMENTS CITED HEREON, AND THE FOLLOWING:

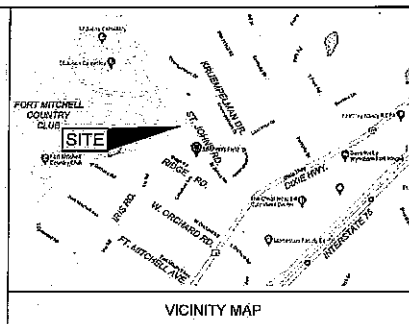
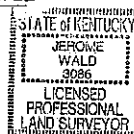
OLD FORT MITCHELL - PLAT 1960  
TOWN OF FORT MITCHELL - PLAT 73  
O.R. 5715, PGS. 242-247 (AMENT SURVEY)  
D.B. 1031, PG. 16  
D.B. 538, PG. 200

## LAND SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:43,553.7174, AND THE DIRECTIONS AND DISTANCES SHOWN THE PLAT ARE BASED ON A TRAVERSE THAT WAS ADJUSTED. THE SURVEY WAS PREPARED IN ACCORDANCE WITH THE KENTUCKY MINIMUM SURVEYING STANDARDS. DATE OF FINAL FIELD SURVEY: DECEMBER 21, 2022. THE SURVEY SHOWN HEREON IS AN URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

JEROME WALD  
KENTUCKY LICENSED PROFESSIONAL  
LAND SURVEYOR #3086

12/21/2022  
DATE



## OWNER / CLIENT

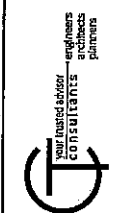
CITY OF FORT MITCHELL

## ADDRESS OF SUBJECT PROPERTY

122 RIDGE ROAD  
FORT MITCHELL, KY. 41017

## SURVEYOR'S ADDRESS

CT CONSULTANTS, INC.  
2161 CHAMBER CENTER DRIVE  
FORT MITCHELL, KENTUCKY 41017



CONVEYANCE PLAT  
FOR  
CITY OF FORT MITCHELL

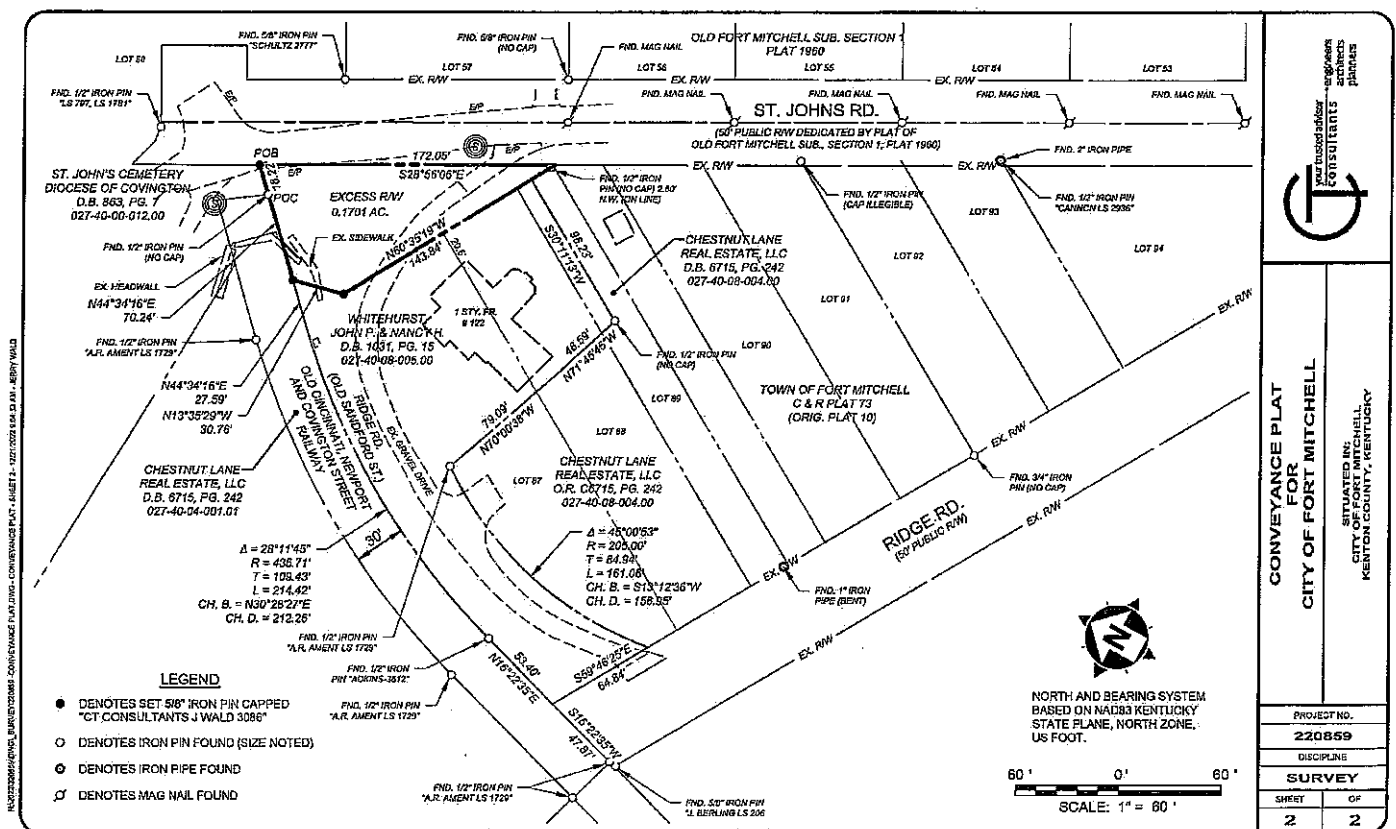
SITUATED IN:  
CITY OF FORT MITCHELL  
KENTON COUNTY, KENTUCKY

PROJECT NO.	220899
DISCIPLINE	SURVEY
SHEET	1
OF	2

SURVEY COMPLIES WITH 201 KAR 18:150.

DATE OF DRAWING: DECEMBER 21, 2022

## Conveyance Plat Sheet 2

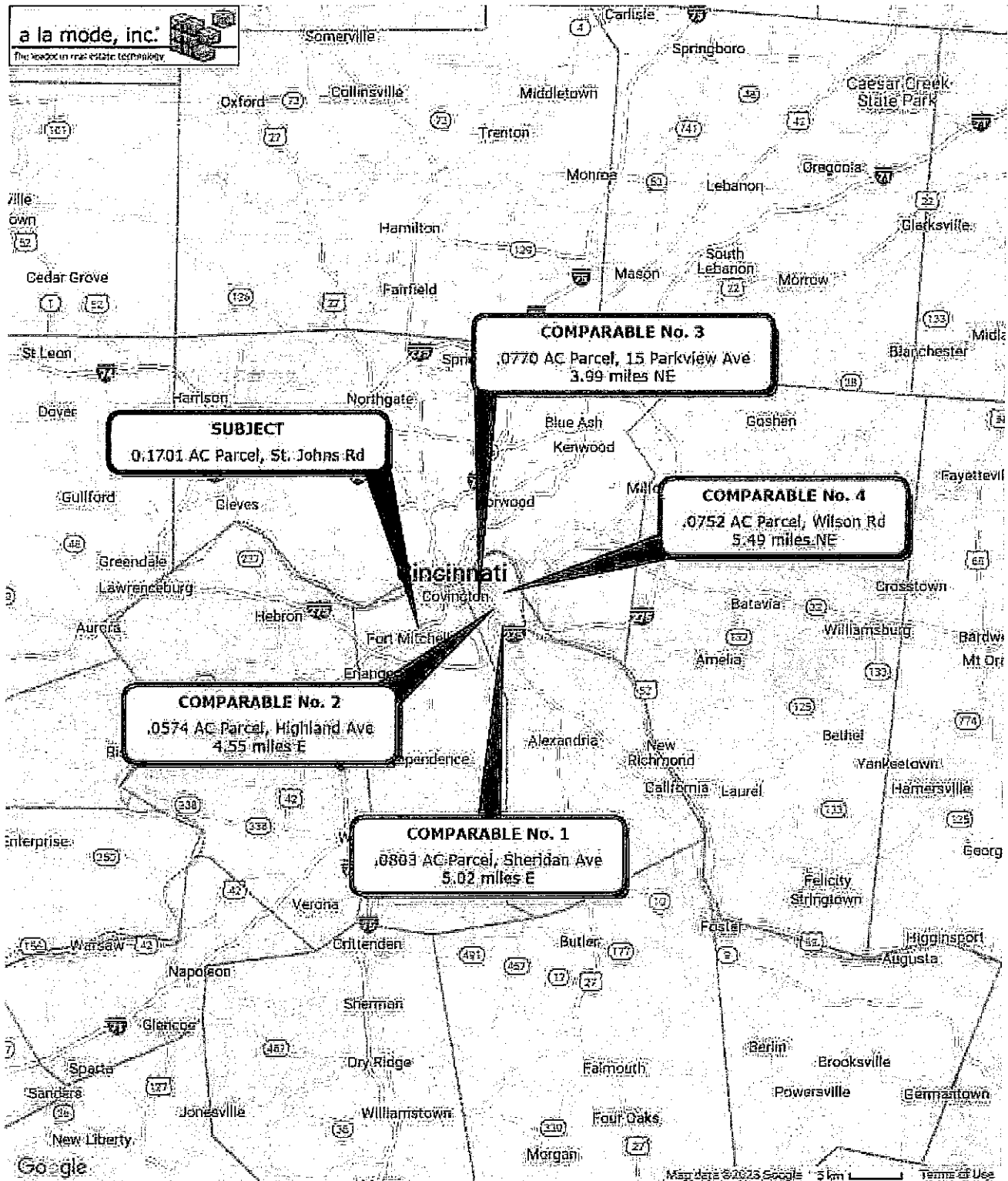


# Plat Map



## Location Map

Client	City of Fort Mitchell			
Property Address	.1701 AC Parcel, St. Johns Rd			
City	Fort Mitchell	County	Kenton	State KY Zip Code 41011
Appraiser	Bradley T. Fennell, GAA			





## Zoning Regulations - Page 1

### 3.04.C. RESIDENTIAL CONVENTIONAL SUBDIVISION (R-CVS)

#### 3.04.C. RESIDENTIAL CONVENTIONAL SUBDIVISION (R-CVS)

##### PURPOSE

The intent of the Residential Conventional Subdivision District is to provide opportunities for a range of single-family lot sizes. The defined character may vary by neighborhood, but new developments should reflect the scale of adjacent neighborhoods. Conventional subdivisions should have walkable, well-connected street systems that connect to adjacent neighborhoods and destinations. Supporting non-residential uses, such as parks, schools, and places of worship, may also be appropriate.

##### EXAMPLE BUILDING TYPE



##### INTENSITY AND DIMENSIONAL STANDARDS

Minimum Lot Area (sf)	9,000 <sup>1</sup>
Minimum Lot Width (ft)	70 <sup>1</sup>
Minimum Building Footprint	750
Maximum Residential Density (units/ac)	4.8
Maximum Floor Area Ratio (FAR)	n/a
Maximum Height (ft)	35
Minimum Front Yard Depth (ft)	30 <sup>2</sup>
Minimum Side Yard Depth (ft)	6 / 18 <sup>3</sup>
Minimum Rear Yard Depth (ft)	25

##### CROSS REFERENCES

Permitted and Conditional Uses	Article 4
Dimensional Requirements	Article 5
Development Standards	Article 7
Natural Resource and Environmental Standards	Article 8
Parking and Loading Standards	Article 10
Signs	Article 11

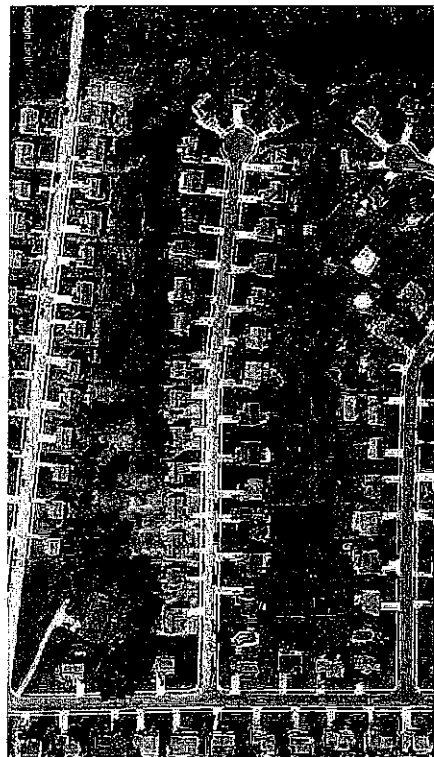
##### NOTES

<sup>1</sup> For two-family, the lot size must be 1.5 times the minimum lot size, and 10 feet added to the minimum lot width.

<sup>2</sup> See 5.04 regarding front yard averaging.

<sup>3</sup> Individual side yard/Aggregate of both side yards.

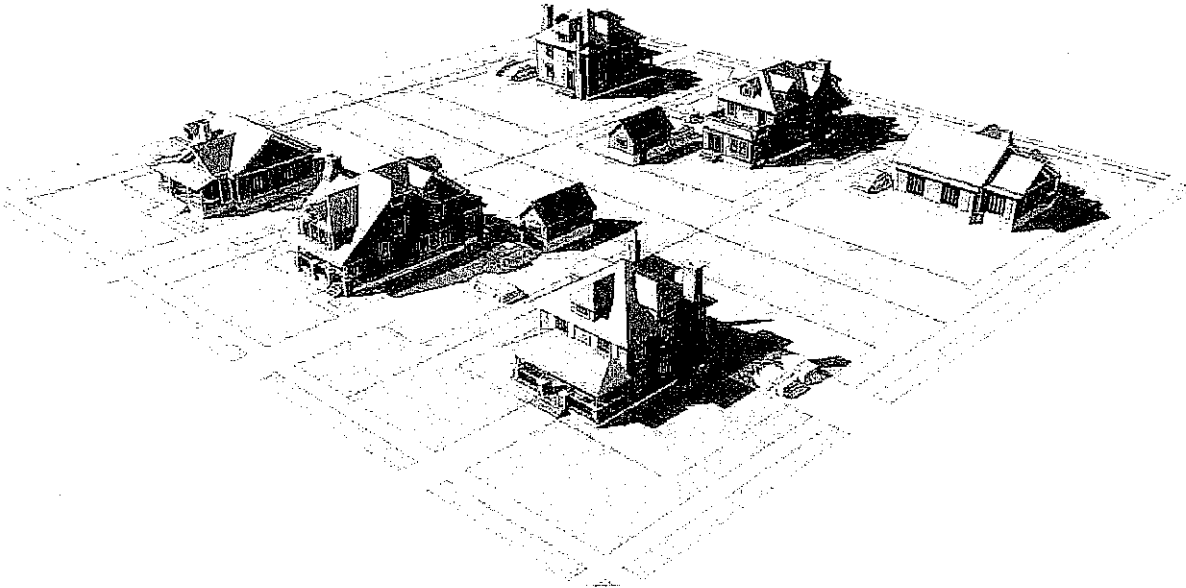
##### EXAMPLE LOT PATTERN



##### EXAMPLE DEVELOPMENT CONFIGURATION

## Zoning Regulations - Page 2

### 3.04.C. RESIDENTIAL CONVENTIONAL SUBDIVISION (R-CVS)



## Photograph Addendum

Client	City of Fort Mitchell				
Property Address	.1701 AC Parcel, St. Johns Rd				
City	Fort Mitchell	County	Kenton	State	KY Zip Code 41011
Appraiser	Bradley T. Fennell, GAA				



FRONT VIEW FROM ST. JOHNS RD



REAR VIEW LOOKING TOWARD ST. JOHNS RD

## Photograph Addendum

Client	City of Fort Mitchell				
Property Address	.1701 AC Parcel, St. Johns Rd				
City	Fort Mitchell	County	Kenton	State	KY Zip Code 41011
Appraiser	Bradley T. Fennell, GAA				



STREET SCENE - ST. JOHNS RD



ADDITIONAL FRONT VIEW FROM ST. JOHNS RD

## Photograph Addendum

Client	City of Fort Mitchell			
Property Address	.1701 AC Parcel, St. Johns Rd			
City	Fort Mitchell	County	Kenton	State KY Zip Code 41011
Appraiser	Bradley T. Fennell, GAA			



STREET SCENE ST. JOHNS RD - OPPOSITE  
DIRECTION



ADDITIONAL REAR VIEW

## Photograph Addendum

Client	City of Fort Mitchell			
Property Address	.1701 AC Parcel, St. Johns Rd			
City	Fort Mitchell	County	Kenton	State KY Zip Code 41011
Appraiser	Bradley T. Fennell, GAA			



SIDE VIEW FROM NEIGHBOR'S DRIVEWAY



ADDITIONAL REAR VIEW LOOKING TOWARD  
ST. JOHNS RD

Commonwealth of Kentucky  
Kentucky Real Estate Appraisers Board

2022 - 23

Hereby grants a *Certified General Real Property Appraiser*

To: Bradley Fennell  
Fennell Appraisal Service, Inc.  
PO Box 75165  
Fort Thomas, KY 41075

License No 438

who has complied with the provisions of Chapter 324A of the Kentucky Revised Statutes IN  
WITNESS WHEREOF, we have caused the official seal to be fixed and attested for the year  
shown above.



John G. Kenkel, Jr., Chair  
John Brewer, Vice Chair  
Justin W. Noble  
William Jeffrey Fultz  
John Dexter Outlaw

This certificate expires 6/30/2023

## Appraiser Certification - Page 2

***Certified General Real Property  
Appraiser  
License No: 438***

**Bradley Fennell  
Fennell Appraisal Service, Inc.  
PO Box 75165  
Fort Thomas, KY 41075**

**This certificate expires on 6/30/2023**

**Bradley Fennell**

*has complied with the provisions of Chapter  
324A of the Kentucky Revised Statutes IN  
WITNESS WHEREOF, we have caused the  
official seal to be affixed and attested for the  
year: 2022 - 23*



# APPRAISER CURRICULUM VITAE

<b>PERSONAL DATA</b>		
<b>Name:</b>	Bradley T. Fennell, GAA	<b>Phone Number:</b> 859-572-4999
<b>Address:</b>	PO Box 75165 Fort Thomas, KY 41075	<b>Fax Number:</b>
<b>E-mail:</b>	brad@fennellappraisal.com	<b>Certifications:</b> KY - General Certification No. 000438
<b>Web Address:</b>		OH - General Certification No. 444709
<b>Company Name:</b>	Fennell Appraisal Service, Inc.	NAR Real Estate Appraisal Division - General Accredited Appraiser (GAA)
<b>PROFESSIONAL MEMBERSHIPS</b>		
U.S. Department of Housing and Urban Development Appraiser Roster		
National Association of Realtors, Real Estate Appraisal Division, General Accredited Appraiser Designation, GAA		
Board Member Fort Thomas Independent Schools (2000-present), Board Chairperson (2002, 2004, 2017)		
Kentucky Real Estate Commission, Legacy #51825, License #195643		
<b>EDUCATION</b>		
<b>Name of Institution (HS, College, University, etc.)</b>	<b>Dates Attended</b>	<b>Type of Degree or Certificate</b>
Highlands High School - Fort Thomas, KY	1978-1982	Diploma
University Of Kentucky - Lexington, KY	1982-1984	Undergraduate Studies
Northern Kentucky University - Highland Heights, KY	1984-1988	Bachelor of Science in Marketing
<b>Professional/Technical Courses (Real Estate Related)</b>	<b>Date Completed</b>	<b>Sponsoring Organization</b>
Real Estate Appraising 121-01	1986	Northern Kentucky University
Appraising Real Property - Course 10	1989	Society of Real Estate Appraisers (Appraisal Institute)
Applied Residential Property Valuation - Course 102	1989	Society of Real Estate Appraisers (Appraisal Institute)
Principles of Income Property Valuation - Course 201	1990	Society of Real Estate Appraisers (Appraisal Institute)
Additional education available upon request.		
<b>Seminars, Conferences, Clinics Attended</b>	<b>Date Completed</b>	<b>Sponsoring Organization</b>
Appraiser is required by state certification to complete a minimum of 14 hours continuing education annually.		
This education is typically acquired via seminars sponsored by the Appraisal Standards Board or a vendor approved by the board. The list of seminars completed by the appraiser over a 30+ year body of work is extensive. As such, the list is not provided herein but available upon request.		

# APPRAISER CURRICULUM VITAE


(continued)

EMPLOYMENT HISTORY			
Employer's Name and Address	Business Title	Dates of Employment	% of Time Dedicated to Appraising
William A. Fennell, Sr. SRA Appraiser 7 E. 4th Street, Newport, KY 41071	Independent Fee Appraiser Associate	01/86 - 12/88	50%
Fennell Appraisal Service, Inc. 3 N. Fort Thomas Ave, Fort Thomas, KY 41075	Owner/President Independent Fee Appraiser	01/89 - 01/06	100%
Fennell Appraisal Service, Inc. 3 N. Fort Thomas Ave, Fort Thomas, KY 41075	Owner/President Independent Fee Appraiser	01/06 - 12/16	75%
EXIT Realty Corp International Toronto, Canada	CEO/Regional Owner EXIT Realty Ohio	01/06 - 12/16	25%
Fennell Appraisal Service, Inc. PO Box 75165, Fort Thomas, KY 41075	Owner/President Independent Fee Appraiser	01/17 - Present	100%

EXPERIENCE SUMMARY
<p>Independent Fee Appraiser of commercial, residential, industrial real estate in the Greater Cincinnati and Northern Kentucky Market (1986-present)</p> <p>Expert Witness Testimony - Construction, divorce, property encroachment, tax assessment, flood hazard area, permanent and temporary easements, condemnation, various other types of appraisal litigation. Appraiser has testified in federal and district court.</p> <p>General Real Property Appraiser Certification No 438, Kentucky Real Estate Appraisers Board (1989)</p> <p>Certified General Real Estate Appraiser Certification No. 444709, Ohio Department of Commerce, Division of Real Estate and Professional Licensing (1995)</p> <p>Appraiser successfully completed the certification examinations for both residential and commercial designations.</p> <p>Appraiser is certified to appraise all types of real estate (residential, commercial, industrial) throughout the Commonwealth of Kentucky and the State of Ohio. Appraiser has no assignment restrictions or de minimis threshold within the limits of USPAP Competency Rule.</p>

APPRAISAL COVERAGE AREAS	MARKET AND COST DATA SOURCES
<p>KY Counties - Campbell, Kenton, Boone, Pendleton, Grant, Bracken</p> <p>Ohio Counties - Hamilton, Clermont, Butler, Warren</p>	<p>Sources available upon request.</p>

REFERENCES	
<p>John E. Mohr, AVP Commercial Banking Officer 5th/3rd Bank (513) 290-0297</p>	<p>Client list - Attorneys/Other: Fessler &amp; Schneider, Meier &amp; Barlow, Stites &amp; Harbison PLLC, Richard G. Johnson PLC, Jackson Family Law, Parry Deering Futscher &amp; Sparks PSC, Taft Stettinius &amp; Hollister LLP</p>
<p>Richard G. Johnson, Esquire Attorneys &amp; Counselors at Law (859) 441-3900</p>	<p>Client list - Lending Institutions/AMC's: US Bank, Caliber Funding, American Mortgage, Third Federal Savings, 5th/3rd Bank, BOA, Loan Depot, Lender X, Independent Appraisals, Municipalities, Corporations</p>
<p>William G. Geisen, Esquire Stites &amp; Harbison PLLC (859) 652-7601</p>	<p>Additional Client Lists Available Upon Request.</p>

**SIGNATURE:** 

**DATE:** 04/07/2023