

FIELD	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Address	10882 Maplehill Dr	1902 Bluehill Dr	1870 Roosevelt Ave	1934 Lotushill Dr
City/Zip	Cincinnati /45240-3310	Cincinnati /45240-3310	Cincinnati /45240-3322	Cincinnati /45240-3316
Parcel ID	5900391024200	5900391008500	5900391010300	5900391012600
Sale Date	Sep-13-2007	May-31-2017	Jun-20-2017	Sep-12-2017
Sale Price		\$59,900	\$447,000	\$70,000
Deed Type	Warranty Deed	Warranty Deed	Grant Deed	Warranty Deed
Owner	Bonham Donald R	Bird Randi J	At Cedar Llc	Rahman Abdur
Distance		0.2703	0.2083	0.1802
Location	Springfield Township	Springfield Township	Springfield Township	Springfield Township
School	Mount Healthy CSD	Mount Healthy CSD	Mount Healthy CSD	Mount Healthy CSD
Census Tract	0215725010	0215091015	0215092009	0215092008
Usage	510 Residential - Single Family	510 Residential - Single Family	510 Residential - Single Family	510 Residential - Single Family
Legal Desc.	MAPLEHILL DR 62 X 151.66 IRR LOT 173 SEVEN HILLS	BLUE HILL DR 63.03 X 139.52 IRR LOT 79 SEVEN	ROOSEVELT AVE 60 X 153.60 IRR LOT 506 SEVEN	LOTUSHILL DR 65 X 130 LOT 455 SEVEN HILLS VILL BLK
Total Sq. Ft.	1,025	1,000	1,000	1,000
Sqft 1st	1025	1000	1000	1000
Bdrms	3	3	3	3
Baths	1 full	1 full	1 full	1 full
Rooms	5	5	5	5
Style	Conventional	Conventional	Conventional	Conventional
Stories	1.00	1.00	1.00	1.00
Year Built	1962	1961	1961	1962
Construction	Brick	Frame/Masonry	Frame/Masonry	Frame/Masonry
Bsm. Type:	Finished	Finished	Finished	Unknown
Heat	Yes	Yes	Forced Air	Forced Air
Cooling	Central Air	Central Air	None	Central Air
Fireplace				
Attic Type	No	No	No	No
Roof Mater.				
Condition	Average	Average	Average	Average
Gar. Type	Detached Garage	Detached Garage	Yes	Attached Garage
Gar. - Cars		2.0	1.0	1.0
Gar. Sqft	308	480	300	275
Water	Public	Public	Public	Public
Sewer	Public	Public	Public	Public
Gas	Yes	Yes	Yes	Yes
Electric	Yes	Yes	Yes	Yes
Pool	No	No	No	No
Deck				Yes
Patio		Yes		Yes
Lot Dim	62 x 151	63 x 139	60 x 153	65 x 130
Lot Size	0.210	0.210	0.200	0.190
Terrain	Level	Level	Level	Level
Assessed Land	\$ 5,257	\$ 5,226	\$ 5,124	\$ 5,033
Assessed Bldg	\$ 13,867	\$ 12,891	\$ 11,277	\$ 13,013
Assessed Total	\$ 19,124	\$ 18,117	\$ 16,401	\$ 18,046
Market Value	\$ 54,637	\$ 51,760	\$ 46,858	\$ 51,557
Price/Sqft	\$	\$59.90	\$447.00	\$70.00
Tot Tax Semi	\$1,502.15	\$1,513.67	\$1,371.43	\$1,507.07
Lender	National City Mortgage	Paramount Resid'L Mtg		Fairway Independent Mtg
Mrtg Amt	\$78,000	\$58,814		\$52,500
Mrtg Rate		Fixed		Fixed
Resident	Bonham Donald R	Thomas, Ronald K	Marton, Quartez	
Resident Phone	(513) 979-4377			

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FIELD	SUBJECT	COMPARABLE 4	COMPARABLE 5	COMPARABLE 6
Address	10882 Maplehill Dr	1831 Aspenhill Dr	10744 Maplehill Dr	10802 Maplehill Dr
City/Zip	Cincinnati /45240-3401	Cincinnati /45240-3401	Cincinnati /45240-3404	Cincinnati /45240-3406
Parcel ID	5900391024200	5900391016200	5900391017100	5900391017900
Sale Date	Sep-13-2007	May-02-2017	Jul-20-2017	Jun-21-2017
Sale Price		\$85,500	\$44,000	\$24,000
Deed Type	Warranty Deed	Warranty Deed	Warranty Deed	Trustee Deed
Owner	Bonham Donald R	Portis Robert	Rex Resdl Prop Owner Llc	Federal Hm Ln Mtg Corp
Distance		0.2592	0.2154	0.1250
Location	Springfield Township	Springfield Township	Springfield Township	Springfield Township
School	Mount Healthy CSD	Mount Healthy CSD	Mount Healthy CSD	Mount Healthy CSD
Census Tract	0215725010	0215091011	0215091031	0215725014
Usage	510 Residential - Single Family	510 Residential - Single Family	510 Residential - Single Family	510 Residential - Single Family
Legal Desc.	MAPLEHILL DR 62 X 151.66 IRR LOT 173 SEVEN HILLS	ASPENHILL DR 69.57 X 242.11 IRR LOT 146 SEVEN	MAPLEHILL DR 62 X 128.08 IRR LOT 155 SEVEN HILLS	MAPLEHILL DR 62 X 128.95 IRR LOT 163 SEVEN HILLS
Total Sq. Ft.	1,025	1,000	1,000	1,000
Sqft 1st	1025	1000	1000	1000
Bdrms	3	3	3	3
Baths	1 full	1 full	1 full	1 full
Rooms	5	5	5	5
Style	Conventional	Conventional	Conventional	Conventional
Stories	1.00	1.00	1.00	1.00
Year Built	1962	1962	1962	1962
Construction	Brick	Frame/Masonry	Frame/Masonry	Frame/Masonry
Bsmt. Type:	Finished	Finished	Finished	Finished
Heat	Yes	Yes	Yes	Yes
Cooling	Central Air	None	Central Air	None
Fireplace				
Attic Type	No	No	No	No
Roof Mater.				
Condition	Average	Average	Good	Average
Gar. Type	Detached Garage	Attached Garage	Attached Garage	Attached Garage
Gar. - Cars		1.0	1.0	1.0
Gar. Sqft	308	275	275	275
Water	Public	Public	Public	Public
Sewer	Public	Public	Public	Public
Gas	Yes	Yes	Yes	Yes
Electric	Yes	Yes	Yes	Yes
Pool	No	No	No	No
Deck		Yes		
Patio		Yes		Yes
Lot Dim	62 x 151	69 x 242	62 x 128	62 x 128
Lot Size	0.210	0.290	0.180	0.180
Terrain	Level	Level	Level	Level
Assessed Land	\$ 5,257	\$ 5,520	\$ 4,914	\$ 4,914
Assessed Bldg	\$ 13,867	\$ 12,758	\$ 287	\$ 11,988
Assessed Total	\$ 19,124	\$ 18,278	\$ 5,201	\$ 16,902
Market Value	\$ 54,637	\$ 52,220	\$ 14,859	\$ 48,289
Price/Sqft	\$	\$85.50	\$44.00	\$24.00
Tot Tax Semi	\$1,502.15	\$1,526.91	\$445.19	\$1,315.44
Lender	National City Mortgage	Equity Rsrcs		
Mrtg Amt	\$78,000	\$83,516		
Mrtg Rate		Fixed		
Resident	Bonham Donald R	Portis, Robert L	Johnson, Carol	Reyes, Manuel
Resident Phone	(513) 979-4377		(513) 407-3131	(513) 305-4199

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FIELD	SUBJECT	COMPARABLE 7	COMPARABLE 8	COMPARABLE 9
Address	10882 Maplehill Dr	10795 Maplehill Dr	10900 Maplehill Dr	10936 Maplehill Dr
City/Zip	Cincinnati /45240-3438	Cincinnati /45240-3438	Cincinnati /45240-3408	Cincinnati /45240-3408
Parcel ID	5900391024200	5900391019100	5900391024500	5900391025100
Sale Date	Sep-13-2007	May-31-2017	Jul-10-2017	Jun-12-2017
Sale Price		\$24,500	\$55,000	\$7,167
Deed Type	Warranty Deed	Grant Deed	Warranty Deed	Quit-Claim Deed
Owner	Bonham Donald R	Walton Joyce	Vbannex B Borrower Llc	True Cin2017-2 Llc
Distance		0.1947	0.0363	0.1075
Location	Springfield Township	Springfield Township	Springfield Township	Springfield Township
School	Mount Healthy CSD	Mount Healthy CSD	Mount Healthy CSD	Mount Healthy CSD
Census Tract	0215725010	0215092009	0215725010	0215725010
Usage	510 Residential - Single Family	510 Residential - Single Family	510 Residential - Single Family	510 Residential - Single Family
Legal Desc.	MAPLEHILL DR 62 X 151.66 IRR LOT 173 SEVEN HILLS	MAPLEHILL DR 62 X 162.47 IRR LOT 437 SEVEN HILLS	MAPLEHILL DR 65.68 X 158.36 IR LOT 176 SEVEN	MAPLEHILL DR 62 X 142.02 IRR LOT 182 SEVEN HILLS
Total Sq. Ft.	1,025	1,000	1,000	1,000
Sqft 1st	1025	1000	1000	1000
Bdrms	3	3	3	3
Baths	1 full	2 full	1 full	1 full
Rooms	5	5	5	5
Style	Conventional	Conventional	Conventional	Conventional
Stories	1.00	1.00	1.00	1.00
Year Built	1962	1962	1963	1963
Construction	Brick	Frame/Masonry	Frame/Masonry	Brick
Bsm. Type:	Finished	Finished	Finished	Finished
Heat	Yes	Yes	Yes	Yes
Cooling	Central Air	None	Central Air	Central Air
Fireplace				
Attic Type	No	No	No	No
Roof Mater.				
Condition	Average	Average	Average	Average
Gar. Type	Detached Garage	Unknown	Attached Garage	Attached Garage
Gar. - Cars			1.0	1.0
Gar. Sqft	308		275	275
Water	Public	Public	Public	Public
Sewer	Public	Public	Public	Public
Gas	Yes	Yes	Yes	Yes
Electric	Yes	Yes	Yes	Yes
Pool	No	No	No	No
Deck		Yes	Yes	
Patio		Yes	Yes	
Lot Dim	62 x 151	62 x 162	65 x 158	62 x 142
Lot Size	0.210	0.220	0.220	0.200
Terrain	Level	Level	Level	Level
Assessed Land	\$ 5,257	\$ 5,359	\$ 6,398	\$ 5,110
Assessed Bldg	\$ 13,867	\$ 11,834	\$ 14,728	\$ 6,801
Assessed Total	\$ 19,124	\$ 17,193	\$ 21,126	\$ 11,911
Market Value	\$ 54,637	\$ 49,120	\$ 60,357	\$ 34,030
Price/Sqft	\$	\$24.50	\$55.00	\$7.17
Tot Tax Semi	\$1,502.15	\$1,337.88	\$1,762.61	\$1,000.11
Lender	National City Mortgage			
Mrtg Amt	\$78,000			
Mrtg Rate				
Resident	Bonham Donald R	Nared, Nina	Johnson, Aisha	Hughes, Crystal
Resident Phone	(513) 979-4377		(513) 546-5956	(513) 648-9671

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FIELD	SUBJECT	COMPARABLE 10	COMPARABLE 11
Address	10882 Maplehill Dr	10889 Maplehill Dr	1927 Sevenhills Dr
City/Zip	Cincinnati /45240-3366	Cincinnati /45240-3366	Cincinnati /45240-2703
Parcel ID	5900391024200	5900391027400	5900391036600
Sale Date	Sep-13-2007	May-01-2017	Sep-01-2017
Sale Price		\$43,315	\$26,342
Deed Type	Warranty Deed	Trustee Deed	Warranty Deed
Owner	Bonham Donald R	Keybank Na	Hilton Capital Group Llc
Distance		0.0235	0.2135
Location	Springfield Township	Springfield Township	Springfield Township
School	Mount Healthy CSD	Mount Healthy CSD	Mount Healthy CSD
Census Tract	0215725010	0215092000	0215092000
Usage	510 Residential - Single Family	510 Residential - Single Family	510 Residential - Single Family
Legal Desc.	MAPLEHILL DR 62 X 151.66 IRR LOT 173 SEVEN HILLS	MAPLEHILL DR 65 X 131.39 IRR LOT 274 SEVEN HILLS	SEVENHILLS DR 65 X 130 LOT 255 SEVENHILLS
Total Sq. Ft.	1,025	1,000	925
Sqft 1st	1025	1000	925
Bdrms	3	3	3
Baths	1 full	1 full	1 full
Rooms	5	5	5
Style	Conventional	Conventional	Conventional
Stories	1.00	1.00	1.00
Year Built	1962	1964	1965
Construction	Brick	Frame/Masonry	Brick
Bsmnt. Type:	Finished	Finished	Yes
Heat	Yes	Yes	Yes
Cooling	Central Air	Central Air	Central Air
Fireplace			
Attic Type	No	No	No
Roof Mater.			
Condition	Average	Average	Average
Gar. Type	Detached Garage	Detached Garage	Attached Garage
Gar. - Cars		2.0	1.0
Gar. Sqft	308	480	275
Water	Public	Public	Public
Sewer	Public	Public	Public
Gas	Yes	Yes	Yes
Electric	Yes	Yes	Yes
Pool	No	No	No
Deck			
Patio		Yes	Yes
Lot Dim	62 x 151	65 x 131	65 x 130
Lot Size	0.210	0.170	0.190
Terrain	Level	Level	Level
Assessed Land	\$ 5,257	\$ 4,792	\$ 5,033
Assessed Bldg	\$ 13,867	\$ 12,803	\$ 14,585
Assessed Total	\$ 19,124	\$ 17,595	\$ 19,618
Market Value	\$ 54,637	\$ 50,269	\$ 56,049
Price/Sqft	\$	\$43.32	\$28.48
Tot Tax Semi	\$1,502.15	\$1,462.28	\$1,532.77
Lender	National City Mortgage		
Mrtg Amt	\$78,000		
Mrtg Rate			
Resident	Bonham Donald R		
Resident Phone	(513) 979-4377		