

**C. P. Braman & Co., Inc.**  
Real Estate Appraisals & Consulting  
1023 Kenilworth Avenue  
Cleveland, Ohio 44113  
(216) 225-9383  
EBraman@cpbco.com

EXHIBIT "A"

November 22, 2024

City of Brecksville  
c/o Gerald Wise, City Engineer  
Gwise@dbohning

IN RE: Appraisal Proposal Request  
Project: Snowville Road  
Parcel Number/Address:  
605-18-002 / 11619 Snowville Road, Brecksville  
605-25-001 / 11616 Snowville Road, Brecksville  
605-25-008 / 11686 Snowville Road, Brecksville  
605-28-003 / 11679 Snowville Road, Brecksville  
605-28-004 / 11735 Snowville Road, Brecksville

Dear Mr. Wise:

Pursuant to your request, I am providing you with a proposal for Value Analysis and appraisal reports for temporary construction easements, on the referenced properties. The purpose of the reports would be to estimate the award due the owner for the proposed acquisition. The reports will be prepared in accordance with ODOT Policies and Procedures, Uniform Standards of Professional Appraisal Practice and with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

I will be able to provide up to 5 Value Analysis Reports on the captioned properties for a fee of \$980 each. If a narrative before and after appraisal report on Parcel 605-25-001 is needed to determine the change in value to the residence as a result of the change in grade, the fee would be \$4,950. The fee is payable on a NET15 basis upon receipt of the reports.

I will be able to provide the reports within 30-45 days, as needed, should you wish to contract with me. Please contact me if you have any questions or need additional information.

Sincerely,



Emily L. Braman, MAI, SRA, AI-GRS  
President, C. P. Braman & Co., Inc.



Accepted

Date

ELB/nab  
Enclosure

### ***Qualifications of Emily L. Braman, MAI, SRA, AI-GRS***

#### **Experience with the following types of Appraisal Problems:**

**Litigation** involving zoning, eminent domain and ad valorem tax values. **Estate tax** planning, including partial interest valuation. **Partial taking and easement valuation including** aerial and avigation easements, sewer, utility, slope and channel easements, temporary construction easements, conservation and scenic preservation easements. Calculation of **damages** due to proximity issues, loss of parking, and other factors. **Impact studies** on property values for electronic billboards, correctional facilities, roadway proximity, historic façade easements, zoning issues, sewer assessment equalization and cellular towers.

#### **Professional Designations, Membership & Affiliations:**

Appraisal Institute, MAI Designation, Appraisal Institute, SRA Designation, Appraisal Institute, AI-GRS Designation  
State of Ohio Certified General Real Estate Appraiser Certification No. 381955 since September 1991.  
ODOT Pre-qualified for Real Estate Appraisal, Appraisal Review and Value Analysis since 1999.

#### **Education:**

Shaker Heights High School

The University of Michigan - 1987 - BGS - Concentration in Real Estate & Psychology

Appraisal Coursework: An Introduction to Appraising Real Property – 1987 SREA: Applied Residential Property Valuation – 1988, AIREA 1B-A, 1B-B Capitalization Theory and Techniques, Parts A & B – 1988, Appraisal Institute: Report Writing and Case Studies 2013, Advanced Applications and Case Studies - 2013, Advanced Market Analysis and Highest and Best Use – 2014, Capstone 2015, Review Theory- General-2017

#### **Other Qualifications:**

Qualified as an expert witness in the Ohio Board of Tax Appeals, the Cuyahoga & Portage County Boards of Revision, Cuyahoga County Court of Common Pleas, the Cuyahoga, Lake, Lorain, Medina & Summit County Probate Courts. Rule 71.1 Commissioner to the United States District Court, Northern District of Ohio, Columbia Gas Transmission LLC vs. Booth et al – 2017

#### **Small Business/Women Owned Business Certifications:**

**EDGE Certified** with the State of Ohio through 4/13/2025. **WBE Certified** with the State of Ohio through 4/13/2025. Certified as a Female Business Enterprise (**FBE**), a Cleveland Small Business (**CSB**) and a Local Producer Enterprise (**LPE**) by the City of Cleveland, CMHA and Greater Cleveland Regional Transit Authority.

Certified as a Small Business Enterprise (**SBE**) by Cuyahoga County and the North East Ohio Regional Sewer District

#### **Property Types Appraised:**

Residential, commercial, industrial and special purpose properties including schools, hospitals, churches, railroads, municipal facilities, bike trails, power line easements, bridges, cemeteries, subdivisions, office buildings, shopping centers, manufacturing buildings, junkyards, warehouses, lakefront properties, vacant land and others.

#### **Work Experience:**

Emily Braman has been appraising properties in northeast Ohio for over 30 years. She has been sole owner of Charles P. Braman & Co., Inc. since 2001.

#### **Volunteerism:**

Appraisal Institute- National Nominating Committee 2023

Appraisal Institute – Region V Representative 2022-2024

Past President - Ohio Chapter Appraisal Institute 2022, President - Ohio Chapter Appraisal Institute 2021

First Vice President – Ohio Chapter Appraisal Institute 2020, Second Vice President – Ohio Chapter Appraisal

Institute 2019, Secretary – Ohio Chapter Appraisal Institute 2018, Board of Directors - Appraisal Institute -

Northern Ohio Chapter - 2001-2003, Candidate Liaison - Northern Ohio Chapter, Appraisal Institute - 1994, 1995

Shaker Hts. Middle School Parent Teacher Organization Co-President 2014-2015 and 2020-2021

### ***Qualifications of Emily L. Braman, MAI, SRA, AI-GRS***

#### **Representative Clients:**

Attorneys including: Benesh, Berns, Ockner & Greenberger, LLC, Brindza, McIntyre & Seed LLP, Calfee, Halter & Griswold, LLP, Coakly Lammert Co. LPA., Kadish Hinkle & Weibel, Mansour, Gavin, Gerlack & Manos, LPA, Gallagher Sharp, Franz Ward, LLP, Hahn, Loeser & Parks LLP, Kenneth J. Fisher, Co., LPA, McCarthy Lebit, Crystal & Liffman Co. LPA, Schneider, Smeltz, Spieth Bell, LLP, Singerman, Mills, Desberg & Kauntz, LPA, Taft Stettinius & Hollister LLP, Sleggs, Danzinger & Gill, LPA, Siegel Jennings Co., LPA, Thrasher, Dismore & Dolan LPA, Thomas Kondzer, LLP. Ulmer & Bern LPA, Walter Haverfield, LLP, Weston Hurd, Wiles & Richards, LPA and others.

ODOT pre-qualified acquisition consultants including C.T. Consultants, Cuini & Assoc., DLZ, Inc., Finkbeiner, Pettis & Strout, Adachi, GPD, HNTB, Inc., KMJM Land Services, Krock Esser Engineering, ME Companies, M/S Consultants, Inc., O. R. Colan & Assoc., Palmer Engineering, PSI, RE Warner Co., Transystems Real Estate, URS Corp., Wade Trim.

Various municipalities including Ashtabula, Cuyahoga, Geauga, Lake, Mahoning, Medina, Portage, Stark, Summit and Trumbull Counties and the Cities of Akron, Alliance, Bay Village, Beachwood, Bedford, Bedford Heights, Broadview Heights, Brook Park, Cleveland, Cleveland Heights, Eastlake, Elyria, Euclid, Garfield Heights, Highland Hills, Hudson, Independence, Kent, Lakewood, Maple Heights, Mayfield Village, Mentor, Mentor on the Lake, Middleburg Heights, Middlefield, Northfield, North Olmsted, North Royalton, Olmsted Twp., Orange, Painesville, Parma, Pepper Pike, Perry, Richmond Heights, Richfield, Rocky River, Sandusky, Seven Hills, Shaker Heights, Solon, South Euclid, Strongsville, Stow, Twinsburg, University Heights, Valley View, Willoughby, Willoughby Hills, Wickliffe, Willowick and Woodmere. Various Boards of Education including Bay Village, Beachwood, Brecksville-Broadview Heights, Chagrin Falls, Cardinal Local, Canfield, Cleveland, Cleveland Hts.-University Heights., Euclid, Firelands, Garfield Heights, Kent, Lakewood, Mentor, Newbury, North Olmsted, Olmsted Falls, Orange, Parma, Ravenna, Rocky River, South Euclid, Shaker Heights, Solon, and Wickliffe.

Various individuals, corporations, and governmental entities including Allegro Realty Advisors, Bellaire Puritas Development Corp., Catholic Diocese of Cleveland, Catholic Charities Facilities Corp., The Cleveland Clinic, Cleveland Metroparks, Cleveland Public Power, Chagrin Valley Land Conservancy, CSX, Cuyahoga Community College, Dominion East Ohio, EDEN, Inc., Greater Cleveland Regional Transit Authority, Heritage Development, Jacobs Real Estate Services, Lake Health Systems, Lake Metroparks, Lombardo Investments, National Benevolent Association, National Park Service, Northeast Ohio Regional Sewer District, Ohio Department of Transportation, Ohio Turnpike Commission, Park View Federal, Pride One Omni, Pioneer Savings and Loan, the Private Trust Company, Self Service Mini Storage, Ltd., Shore Bank, Strnisha Development, Western Reserve Fine Arts Assoc., and the YWCA.

#### **Continuing Education:**

AI Seminars: Residential Housing in Cleveland – 1996, Lease Abstracting and Analysis – 1999, Supporting Sales Comparison Adjustments – 1999, Attacking & Defending the Appraisal in Litigation - 2000 & 2008, When Good Houses Go Bad – 2001, Partial Interests -Divided & Undivided – 2001, Residential Review Seminar – 2003, Subdivision Analysis – 2003, Appraisal Consulting – 2004, Dynamics of Office Building Valuation – 2004, Scope of Work – 2005, 2012, Uniform Standards of Appraisal Practice for Federal Land Acquisition – 2006, Quality Assurance in Residential Appraisals -2007, Feasibility Analysis – 2007, Essentials What Every Appraiser Should Know – 2008, Appraisal Challenges - Declining Markets & Sales Concessions – 2009, Appraisal of Local Retail Properties – 2009, Valuing Commercial Green Buildings – 2010, Business Practices and Ethics – 2011, Playhouse Square and the Central Business District 2011, Real Estate Appraisal Operations – 2011, Demonstration Report Seminar-2014, Appraising Convenience Stores – 2015, Analysing Operating Expenses -2017, Subdivision Valuation – 2017, Small Hotel/Motel Valuation– 2019, Fundamentals of The Uniform Appraisal Standards for Federal Land Acquisitions -2020, OCAI Annual Economic Seminars 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023.  
National USPAP Update Course - 2005, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024

