

**Integra Realty Resources**  
**Cincinnati/Dayton**

**Appraisal of Real Property**

**Montgomery County Municipal Court**  
Office Property  
101 S. Clayton Road  
New Lebanon, Montgomery County, Ohio 45345

**Prepared For:**  
Village of New Lebanon

**Effective Date of the Appraisal:**  
May 29, 2024

**Report Format:**  
Restricted Appraisal Report

**IRR - Cincinnati/Dayton**  
File Number: 108-2024-0428





**Montgomery County Municipal Court**  
101 S. Clayton Road  
New Lebanon, Ohio



June 11, 2024

Rob Anderson  
Acting Village Manager  
Village of New Lebanon  
198 S. Clayton Road  
New Lebanon, OH 45345

SUBJECT:       Market Value Appraisal  
                  Montgomery County Municipal Court  
                  101 S. Clayton Road  
                  New Lebanon, Montgomery County, Ohio 45345  
                  IRR - Cincinnati/Dayton File No. 108-2024-0428

Dear Mr. Anderson:

Integra Realty Resources – Cincinnati/Dayton is pleased to submit the following Restricted Appraisal Report containing an opinion of value of the fee simple interest in the referenced property. The report is intended to comply with the requirements for a Restricted Appraisal Report contained in Standards Rule 2-2 (b) of the Uniform Standards of Professional Appraisal Practice (USPAP). Due to this inherent brevity of the Restricted Appraisal Report format, the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report. Use of the report is restricted to the client and any additional specified intended users.

### **Identification of Subject**

The subject is an existing office property that was previously used as a municipal court building. The property contains approximately 17,386 square feet of gross building area. The improvements were constructed in 2000 and were 100% owner occupied, but as of the effective valuation date the property is 100% vacant. The site area is 4.76 acres or 207,542 square feet after the proposed split with the adjacent property to the north..

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### Property Identification

Property Name	Montgomery County Municipal Court
Address	101 S. Clayton Road New Lebanon, Ohio 45345
Tax ID	F24 00210 0076 (New Split)
Owner of Record	Municipality of New Lebanon

### Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the market value as is, pertaining to the fee simple interest in the property as of the effective date of the appraisal, May 29, 2024. The date of the report is June 11, 2024. The appraisal is valid only as of the stated effective date or dates.

### Intended Use

The intended use of the appraisal is for property disposition purposes.

### Client and Intended User(s)

According to Standards Rule 2-2b(ii), a Restricted Appraisal Report may be provided when the client is the only intended user; or, when additional intended users are identified by name.

The client and intended user is Village of New Lebanon. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

Integra Realty Resources – Cincinnati/Dayton is not responsible for unauthorized use of this report.

### Sale History

No known sales or transfers of ownership have taken place within a three-year period prior to the effective appraisal date.

### Pending Transactions

Based on discussions with the appropriate contacts, the property is not subject to an agreement of sale or an option to buy, nor is it listed for sale, as of the effective appraisal date.

### Value Type Definitions

The definitions of the value types applicable to this assignment are summarized below.

#### Market Value

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.<sup>1</sup>

### **Appraisal Premise Definitions**

The definitions of the appraisal premises applicable to this assignment are specified as follows.

#### **As Is Market Value**

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.<sup>2</sup>

#### **Property Rights Definitions**

The property rights appraised which are applicable to this assignment are defined as follows.

#### **Fee Simple Estate**

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.<sup>3</sup>

#### **Prior Services**

We 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 the agreement to perform this assignment.

#### **Scope of Work**

James A. Herbig, SRA, conducted an interior and exterior inspection of the property on May 29, 2024 that included visual observation of the entire building.

The subject was identified via a legal description and tax records. Additional information was assembled about the characteristics of the property that are relevant to the value of the fee simple property rights being appraised and the intended use of the appraisal.

#### **Valuation Methodology**

The methodology employed in this assignment is summarized as follows.

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<sup>1</sup> Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472

<sup>2</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022)

<sup>3</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022)

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### Approaches to Value

Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Applicable	Utilized

The sales comparison approach is the most reliable valuation method for the subject due to the following:

- There is a market for similar properties, and sufficient sales data is available for analysis.
- This approach directly considers the prices of alternative properties having similar utility.
- This approach is typically most relevant for owner-user properties.

The income capitalization approach is an applicable valuation method because:

- There is a rental market for similar properties that permits us to estimate the subject's income generating potential.
- Sufficient market data regarding income, expenses, and rates of return is available for analysis.

The cost approach is not applicable to the assignment considering the following:

- The age of the property would limit the reliability of an accrued depreciation estimate.
- There are limited land transactions in the market area of the subject, making estimates of underlying land value subjective.
- This approach is not typically used by market participants, except for new (or proposed) or nearly new properties.

### Highest and Best Use

The highest and best use of the subject as if vacant is its development to hold the property for future development of an office use. The highest and best use of the subject as improved is for continued office use.

### Appraisal Process

In the sales comparison approach, sale transactions were researched within the following parameters:

- Property Type: Office/Medical Office
- Location: Montgomery County
- Size: 8,000SF to 28,000SF
- Transaction Date: After August 2021

Data for the most relevant sales was researched and assembled. The arms-length nature of the sales was confirmed with parties to the transaction or secondary sources. The sales were then analyzed to develop a value indication for the subject.

To apply the income capitalization approach, the revenue potential of the subject was analyzed, along with appropriate allowances for vacancy, collection loss, and operating expenses. Market rent was estimated based on an analysis of comparable rentals within the following parameters:

- Building Type: Office/Medical Office
- Location: Montgomery/Greene Counties
- Transaction Date: After August 2021

Net income was estimated, and the direct capitalization method was used to produce an indication of value. The capitalization rate was based on data from comparable sales, national investor surveys, interviews with market participants, and the band of investment method.

The resulting value indications of the sales, and income approaches were reconciled into a conclusion of value based on the applicability of each approach to the property type and the quality of data available for analysis in each approach.

**Conclusion of Value**

<b>Value Conclusion</b>			
Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	May 29, 2024	\$1,100,000

**Extraordinary Assumptions and Hypothetical Conditions**

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption 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 or conclusions.

1. The value assumes that the parcel behind the adjacent firehouse will remain with this property. We have estimated this land area at .9475 acres and the new subject parcel will then be 4.7645 acres.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

The data and analysis used to develop the opinion of value are retained in the appraiser’s work file.



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**Exposure and Marketing Times**

Based on the concluded market value stated previously, the probable exposure and marketing times are estimated as follows:

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<b>Exposure Time and Marketing Period</b>	
Exposure Time (Months)	9-24
Marketing Period (Months)	9-24

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## Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We 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.
4. We 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 the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our 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.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. James A. Herbig, SRA has made a personal inspection of the property that is the subject of this report.
12. No one provided significant real property appraisal assistance to the person signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.

14. As of the date of this report, James A. Herbig, SRA has completed the continuing education program for Designated Members of the Appraisal Institute.

A handwritten signature in blue ink, appearing to read 'J. Herbig', is positioned above the printed name.

James A. Herbig, SRA  
Ohio Certified General Real Estate Appraiser  
#000433981

## Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during

- the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
  19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
  20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. IRR - Cincinnati/Dayton, Integra Realty Resources, Inc., and their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
  21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
  22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
  23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
  24. IRR - Cincinnati/Dayton is an independently owned and operated company. The parties hereto agree that Integra shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR - Cincinnati/Dayton. In addition, it is expressly agreed that in any action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or

- consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.
25. IRR - Cincinnati/Dayton is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
  26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
  27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
  28. The appraisal is also subject to the following:

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**Extraordinary Assumptions and Hypothetical Conditions**

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The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption 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 or conclusions.

1. The value assumes that the parcel behind the adjacent firehouse will remain with this property. We have estimated this land area at .9475 acres and the new subject parcel will then be 4.7645 acres.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

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## **Addenda**



**AN APPRAISER LICENSE/CERTIFICATE**  
has been issued under ORC Chapter 4763 to:

NAME:

**James A Herbig**

LIC/CERT NUMBER:

**000433981**

LIC LEVEL:

**Certified General Real Estate Appraiser**



**Department of  
Commerce**

Division of Real Estate & Professional Licensing

CURRENT ISSUE DATE:

**05/14/2024**

EXPIRATION DATE:

**06/09/2025**

USPAP DUE DATE:

**06/09/2026**

## James A. Herbig, SRA

### Experience

Currently a Senior Director for Integra Realty Resources - Cincinnati/Dayton. Actively engaged in various types of commercial, residential and industrial real estate appraisal and consultation since 1972.

Executive Vice President of Gutmann & Middleton, Inc. (1985-2001)  
Vice President of Gem America Realty and Investment Corporation (1982-1984)  
Assistant Chief Appraiser of the Appraisal Department for Gem Savings and RAMCO Appraisal Services (1978-1982)  
Assistant Vice President and Assistant Chief Appraiser of Security Federal Savings and Loan of Indian River County, Florida (1976-1978)  
Staff Appraiser for Gem Savings Association, involved with the appraisal and inspection of all types of residential and commercial real estate (1972-1976)

Appraisal and consulting services have been performed for a variety of financial institutions, governmental agencies, private corporations, etc., including Fifth Third Bank, Oberer Companies, City of Cincinnati, Bank of America, Ohio Life Insurance Company, ODOT, Huntington National Bank, Good Samaritan Hospital, Key Bank, Mills Morgan Development Company, Miller Valentine, Citizen's Federal, PNC Bank, Monroe Federal, JPMorgan Chase Bank, Farmers & Merchants Bank, Archdiocese of Cincinnati, US Bank, CSX Transportation, United Community Bank, First Financial Bank, Old Fort Banking Company, Old National Bank, McNamee & McNamee, Coolidge Wall Co., LPA, Thompson Hine LLP, Wesbanco, Kinder Morgan, Energy Transfer, Stantec Consulting, Heritage Land Services, etc. Mr. Herbig has appraised ROW easements/takes in numerous counties within the state of Ohio.

### Professional Activities & Affiliations

Appraisal Institute - Ohio Chapter - Treasurer, 2001 to 2019  
Appraisal Institute - Dayton Ohio Chapter - Past President  
Appraisal Institute - Cardinal Ohio Chapter - Past Regional Representative  
National Subcommittee for Candidate Guidance - Appraisal Institute, January 1999-December 2002

### Licenses

Ohio, Certified General Real Estate Appraiser, 000433981, Expires June 2024

### Education

Bachelor of Science Degree in Business, Miami University, 1972

Successfully completed numerous real estate and valuation courses and seminars sponsored by the Appraisal Institute, accredited universities and others.

### Qualified Before Courts & Administrative Bodies

Board of Revisions in Montgomery, Miami, Clark Warren, Greene & Butler counties, OH.  
Qualified as expert witness in Franklin, Greene & Montgomery counties, OH.

jherbig@irr.com - 513.426.7148

#### Integra Realty Resources - Cincinnati/Dayton

8241 Cornell Road  
Suite 210  
Cincinnati, OH 45249

T 513.561.2305  
F 513.561.2881

irr.com



## About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

*Local Expertise...Nationally!*

**irr.com**

## IRR Quality Assurance Survey

### **We welcome your feedback!**

At IRR, providing a quality work product and delivering on time is what we strive to accomplish. Our local offices are determined to meet your expectations. Please reach out to your local office contact so they can resolve any issues.

### **Integra Quality Control Team**

Integra does have a Quality Control Team that responds to escalated concerns related to a specific assignment as well as general concerns that are unrelated to any specific assignment. We also enjoy hearing from you when we exceed expectations! You can communicate with this team by clicking on the link below. If you would like a follow up call, please provide your contact information and a member of this Quality Control Team will call contact you.

Link to the IRR Quality Assurance Survey: [quality.irr.com](https://quality.irr.com)