

ACQUIRING AGENCY'S
FAIR MARKET VALUE ESTIMATE

OWNER'S NAME

**Eichhorn Limited
Partnership**

COUNTY **FAI**
ROUTE **37**
SECTION **06.10**
PARCEL NO. **1-SH**
PROJECT I.D. NO. **110412**

PAR NO.	ITEMS INCLUDED IN THIS ESTIMATE	ORIGINAL	REVISION	REVISION	
1SH2	0.039 Acres Rural Residential Land -\$1 (PRO) \$9,000/Ac	\$350			
1SH1	1.165 Acres Rural Residential Land - \$1 (PRO) \$9,000/Ac	\$10,484			
O T H E R	1SH1	3,680 SF of Gravel Drive @ \$1.00/SF @ 50% (50% Dep.) \$1,840	\$1,840		
	1SH1	200 SF of Concrete Pad @ \$2.50/SF @ 50% (50% Dep) \$250	\$250		
	1SH@2	1,690 SF of Seeded Lawn @ \$0.30/SF \$507	\$507		
B L D G	1T1	1-T1 Dilapidated Block Structure @ 10% (90% Dep) \$4,600	\$4,600		
	1T1	905 SF of Concrete Pad @ \$2.50/SF @ 50% (50% Dep) \$1,132	\$1,132		
D A M A G E	1T1	0.205 Acres Rural Residential Land @ \$9,000/ac x 10% x 1.5 years	\$277		
E L	TOTAL FAIR MARKET VALUE FOR REQUIRED R/W		\$19,440		
	OFFER FOR REQUIRED R/W AND EXCESS LAND				
	ADDED COST TO ACQUIRE EXCESS LAND				
	VALUE	AREA			

The allocation of compensation recommended above is based upon an approved appraisal report			
Trainee's Recommendation	Date	Recommended <i>Harvey Norton Jr.</i>	Date 12/21/2020
Review Appraiser Typed Name		Review Appraiser Typed Name	Harvey Norton Jr.
Recommended	Date	Recommended	Date
2 nd Review Appraiser		Appraisal Unit Manager	
Agency Signature Establishing FMVE <i>John R. Wooldridge</i>	Date 12/22/2020	Administrative Settlement / Case Settlement	Date
Typed Name & Title	John R. Wooldridge, REA	Typed Name & Title	
Agency Name	Ohio Department of Transportation, District 5	Agency Name	

APPRAISAL AND REVIEW RECORD								
FEE/STAFF	APPRAISER	VALUE OF TAKING	DATE APPR SIGNED	TOTAL TAKE	PARTIAL TAKE	TYPE REPORT	TYPE OF SPECIALISTS REPORT	
113.854	David Weber	\$19,440	10/2/2020		X	VF		
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REVIEW APPRAISER	ORIGINAL		REVISION		REVISION		REVISION	
	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE
Harvey Norton Jr	\$19,440	12/21/2020		.		.		.
	
	

Reviewer’s Reasoning for the Recommendation:

The larger parcel before the take is 113.854 gross acres of Rural Residential land. The takings reduce the size of the residue to 109.928 net acres of right residue. There is no adverse effect to the residue property. The take includes vacant land, a dilapidated building and a Temporary Easement for 1.5 years. There is no apparent damage to the residue property, therefore this reviewer recommends the VF appraisal report as the basis for FMVE.

Please note, a R/W Plan revision was made, dated 12/18/20, to relocate the driveway to this parcel further south from the original driveway. A new driveway will be installed as part of the project on SR37, south of the intersection.
 HNJR.
 12/21/2020