

Heim, Kimber

From: Wooldridge, John
Sent: Friday, June 5, 2020 10:01 AM
To: Heim, Kimber
Subject: 110412 FAI 37 PCL 1 Asbestos Testing and Reporting

Hi Kimber,

As I am reviewing this project for appraisal; it occurred to me that we will need to do asbestos on the parcel 1 building for demo. We do this rarely, so I wanted to remind myself of it by adding this email to the file. It will be your call as to if you hire consultant to do it as District has done the last ten years or if you will do it yourself (the testing and reporting) since you have that ability. Thank you for being an asbestos tester ... we have very few of them at ODOT. It will need done by acquisition complete date of 5/31/2021. Thanks.

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030


740.323.5427

transportation.ohio.gov

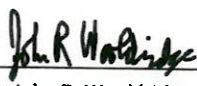


110412


APPRAISAL SCOPING CHECKLIST

Owners Name		County	FAI
Eichhorn Limited Partnership		Route	37
		Section	6.10
		Parcel No.	1-SH1,SH2,T
		Project ID No.	110412
Appraisal Scope			
Partial or total acquisition			Partial
Ownership			
Whole parcel determination is complex			No
RE-95 will be required			No
RE 22-1 Apportionment will be required			No
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)			No
Regulation			
Significant zoning or legal regulations are impacting acquisition			No
Property is not compliant with legal regulations in the before or after			No
R/W and Construction Plans			
Significant improvements are in the acquisition area (or impacted)			See Comments
Significant impact to site improvements (landscaping, vegetation, or screening)			No
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)			No
Significant issues due to elevation change, topography, or flood plain			No
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)			>\$65,000
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected			No
Cost-to-Cure should be considered			No
Specialized Report (parking, drainage, circuitry, etc.) should be considered			No
Appraisal Format Conclusion			LS (see below)
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
Appraisal Issues are Simplistic but the Limited Summary Appraisal Form is suggested due to estimated cost and valuation of 1 Story Block Building to be Removed. The Agency permits a downgrade in format to a VF if the appraiser determines the valuation to be less than \$65,000 and if the building can be valued on the VF form after site inspection. Appraiser can request to exclude approaches to value and still produce credible results. Any improvements not acquired will not need to be appraised.			
Signatures			
Agency Approval by Signature, Title, and Date	 Name and Title John R. Wooldridge, ODOT District 5 Real Estate Administrator		06/11/2020 Date
Review Appraiser Signature and Date	Name Harvey Norton		Date
Appraiser Acknowledgement	I have reviewed the right of way plans and other pertinent parts of the construction plans, have driven by the subject, have reviewed this scoping document and I have independently performed my own appraisal problem analysis. I am in agreement regarding the valuation problem, the determination of the complexity of this problem, and I agree that the recommended format is appropriate for use during the acquisition phase of this project.		
Appraiser Signature and Date	Name David Weber		Date

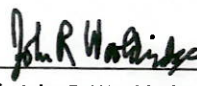
APPRAISAL SCOPING CHECKLIST

Owners Name		County	FAI
Wagner Rentals, LLC		Route	37
		Section	6.10
		Parcel No.	4-SH
		Project ID No.	110412
Appraisal Scope			
Partial or total acquisition			Partial
Ownership			
Whole parcel determination is complex			No
RE-95 will be required			No
RE 22-1 Apportionment will be required			No
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)			No
Regulation			
Significant zoning or legal regulations are impacting acquisition			No
Property is not compliant with legal regulations in the before or after			No
R/W and Construction Plans			
Significant improvements are in the acquisition area (or impacted)			No
Significant impact to site improvements (landscaping, vegetation, or screening)			No
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)			No
Significant issues due to elevation change, topography, or flood plain			No
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)			>\$65,000
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected			No
Cost-to-Care should be considered			No
Specialized Report (parking, drainage, circuitry, etc.) should be considered			No
Appraisal Format Conclusion			LS Land Only
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
Appraisal Issues are Simplistic but the Limited Summary Appraisal Form is suggested due to estimated cost. The Agency permits a downgrade in format to a VF if the appraiser determines the valuation to be less than \$65,000. Existing Easement overlaps this acquisition.			
Signatures			
Agency Approval by Signature, Title, and Date	 Name and Title John R. Wooldridge, ODOT District 5 Real Estate Administrator		06/11/2020 Date
Review Appraiser Signature and Date	Name Harvey Norton		Date
Appraiser Acknowledgement	I have reviewed the right of way plans and other pertinent parts of the construction plans, have driven by the subject, have reviewed this scoping document and I have independently performed my own appraisal problem analysis. I am in agreement regarding the valuation problem, the determination of the complexity of this problem, and I agree that the recommended format is appropriate for use during the acquisition phase of this project.		
Appraiser Signature and Date	Name David Weber		Date

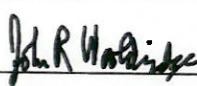
APPRAISAL SCOPING CHECKLIST

Owners Name		County	FAI
Chaos, LLC		Route	37
		Section	6.10
		Parcel No.	6-SH,T1,T2
		Project ID No.	110412
Appraisal Scope			
Partial or total acquisition			Partial
Ownership			
Whole parcel determination is complex			No
RE-95 will be required			No
RE 22-1 Apportionment will be required			No
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)			No
Regulation			
Significant zoning or legal regulations are impacting acquisition			No
Property is not compliant with legal regulations in the before or after			No
R/W and Construction Plans			
Significant improvements are in the acquisition area (or impacted)			No
Significant impact to site improvements (landscaping, vegetation, or screening)			No
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)			No
Significant issues due to elevation change, topography, or flood plain			No
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)			<\$65,000
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected			No
Cost-to-Cure should be considered			No
Specialized Report (parking, drainage, circuitry, etc.) should be considered			No
Appraisal Format Conclusion			VF
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
Appraisal Issues are Simplistic but the Value Finding (VF) Appraisal Form is suggested due to estimated cost. The Agency permits a downgrade in format to a VA if the appraiser determines the valuation to be less than \$10,000.			
Signatures			
Agency Approval by Signature, Title, and Date Typed Name			06/11/2020
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Review Appraiser Signature and Date			
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	Name David Weber		Date

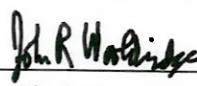
APPRAISAL SCOPING CHECKLIST

Owners Name		County	FAI
The Baltimore Veterinary Clinic, Inc.		Route	37
		Section	6.10
		Parcel No.	8-SH
		Project ID No.	110412
		Appraisal Scope	
Partial or total acquisition		Partial	
Ownership			
Whole parcel determination is complex		No	
RE-95 will be required		No	
RE 22-1 Apportionment will be required		No	
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)		No	
Regulation			
Significant zoning or legal regulations are impacting acquisition		No	
Property is not compliant with legal regulations in the before or after		No	
R/W and Construction Plans			
Significant improvements are in the acquisition area (or impacted)		No	
Significant impact to site improvements (landscaping, vegetation, or screening)		No	
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)		No	
Significant issues due to elevation change, topography, or flood plain		No	
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)		<\$65,000	
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected		No	
Cost-to-Cure should be considered		No	
Specialized Report (parking, drainage, circuitry, etc.) should be considered		No	
Appraisal Format Conclusion		VF	
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
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Appraiser Signature and Date			
	Name David Weber		Date


APPRAISAL SCOPING CHECKLIST

Owners Name		County	FAI
Retriev Technologies Incorporated		Route	37
		Section	6.10
		Parcel No.	9-SH,T1,T2
		Project ID No.	110412
Appraisal Scope			
Partial or total acquisition			Partial
Ownership			
Whole parcel determination is complex			No
RE-95 will be required			No
RE 22-1 Apportionment will be required			No
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)			No
Regulation			
Significant zoning or legal regulations are impacting acquisition			No
Property is not compliant with legal regulations in the before or after			No
R/W and Construction Plans			
Significant improvements are in the acquisition area (or impacted)			No
Significant impact to site improvements (landscaping, vegetation, or screening)			No
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)			No
Significant issues due to elevation change, topography, or flood plain			No
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)			<\$65,000
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected			No
Cost-to-Cure should be considered			No
Specialized Report (parking, drainage, circuitry, etc.) should be considered			No
Appraisal Format Conclusion			VF
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
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Appraiser Signature and Date			
	Name David Weber		Date

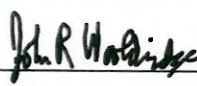
APPRAISAL SCOPING CHECKLIST

Owners Name		County	FAI
Keith C & Sarah L. Stought		Route	37
		Section	6.10
		Parcel No.	11-SH,T
		Project ID No.	110412
		Appraisal Scope	
Partial or total acquisition		Partial	
Ownership			
Whole parcel determination is complex		No	
RE-95 will be required		No	
RE 22-1 Apportionment will be required		No	
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)		No	
Regulation			
Significant zoning or legal regulations are impacting acquisition		No	
Property is not compliant with legal regulations in the before or after		No	
R/W and Construction Plans			
Significant improvements are in the acquisition area (or impacted)		No	
Significant impact to site improvements (landscaping, vegetation, or screening)		No	
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)		No	
Significant issues due to elevation change, topography, or flood plain		No	
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)		<\$65,000	
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected		No	
Cost-to-Care should be considered		No	
Specialized Report (parking, drainage, circuitry, etc.) should be considered		No	
Appraisal Format Conclusion		VF	
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
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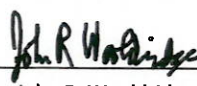
APPRAISAL SCOPING CHECKLIST

Owners Name		County	FAI
Betty Joan Sakas		Route	37
		Section	6.10
		Parcel No.	15-SH
		Project ID No.	110412
Appraisal Scope			
Partial or total acquisition			Partial
Ownership			
Whole parcel determination is complex			No
RE-95 will be required			No
RE 22-1 Apportionment will be required			No
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)			No
Regulation			
Significant zoning or legal regulations are impacting acquisition			No
Property is not compliant with legal regulations in the before or after			No
R/W and Construction Plans			
Significant improvements are in the acquisition area (or impacted)			No
Significant impact to site improvements (landscaping, vegetation, or screening)			No
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)			No
Significant issues due to elevation change, topography, or flood plain			No
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)			<\$65,000
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected			No
Cost-to-Cure should be considered			No
Specialized Report (parking, drainage, circuitry, etc.) should be considered			No
Appraisal Format Conclusion			VF
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
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Appraiser Signature and Date			
	Name David Weber		Date

APPRAISAL SCOPING CHECKLIST

Owners Name		County	FAI
Alexis A. Howard		Route	37
		Section	6.10
		Parcel No.	17-SH,T
		Project ID No.	110412
Appraisal Scope			
Partial or total acquisition			Partial
Ownership			
Whole parcel determination is complex			No
RE-95 will be required			No
RE 22-1 Apportionment will be required			No
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)			No
Regulation			
Significant zoning or legal regulations are impacting acquisition			No
Property is not compliant with legal regulations in the before or after			No
R/W and Construction Plans			
Significant improvements are in the acquisition area (or impacted)			No
Significant impact to site improvements (landscaping, vegetation, or screening)			No
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)			No
Significant issues due to elevation change, topography, or flood plain			No
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)			<\$65,000
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected			No
Cost-to-Cure should be considered			No
Specialized Report (parking, drainage, circuitry, etc.) should be considered			No
Appraisal Format Conclusion			VF
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
Appraisal Issues are Simplistic but the Value Finding (VF) Appraisal Form is suggested due to estimated cost. The Agency permits a downgrade in format to a VA if the appraiser determines the valuation to be less than \$10,000.			
Signatures			
Agency Approval by Signature, Title, and Date Typed Name			06/11/2020
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Review Appraiser Signature and Date			
	Name Harvey Norton		Date
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Appraiser Signature and Date			
	Name David Weber		Date

APPRAISAL SCOPING CHECKLIST

Owners Name		County	FAI
Lance D. Hutchison and Christina L. Hutchison		Route	37
		Section	6.10
		Parcel No.	18-SH,T
		Project ID No.	110412
Appraisal Scope			
Partial or total acquisition			Partial
Ownership			
Whole parcel determination is complex			No
RE-95 will be required			No
RE 22-1 Apportionment will be required			No
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)			No
Regulation			
Significant zoning or legal regulations are impacting acquisition			No
Property is not compliant with legal regulations in the before or after			No
R/W and Construction Plans			
Significant improvements are in the acquisition area (or impacted)			No
Significant impact to site improvements (landscaping, vegetation, or screening)			No
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)			No
Significant issues due to elevation change, topography, or flood plain			No
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)			<\$65,000
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected			No
Cost-to-Cure should be considered			No
Specialized Report (parking, drainage, circuitry, etc.) should be considered			No
Appraisal Format Conclusion			VF
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
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Signatures			
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Appraiser Signature and Date	Name David Weber		Date

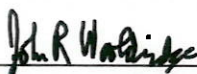
APPRAISAL SCOPING CHECKLIST

Owners Name	County	FAI
Jeffry D. & Peggy J. Hutchison	Route 37	
	Section 6.10	
	Parcel No. 20-SH,T	
	Project ID No. 110412	

Appraisal Scope	
Partial or total acquisition	Partial
Ownership	
Whole parcel determination is complex	No
RE-95 will be required	No
RE 22-1 Apportionment will be required	No
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)	No
Regulation	
Significant zoning or legal regulations are impacting acquisition	No
Property is not compliant with legal regulations in the before or after	No
R/W and Construction Plans	
Significant improvements are in the acquisition area (or impacted)	No
Significant impact to site improvements (landscaping, vegetation, or screening)	No
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)	No
Significant issues due to elevation change, topography, or flood plain	No
Conclusion	
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)	<\$65,000
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected	No
Cost-to-Cure should be considered	No
Specialized Report (parking, drainage, circuitry, etc.) should be considered	No
Appraisal Format Conclusion	VF

Explanation of appraisal problem. Include discussion of any "Yes" responses above

Appraisal Issues are Simplistic but the Value Finding (VF) Appraisal Form is suggested due to estimated cost. The Agency permits a downgrade in format to a VA if the appraiser determines the valuation to be less than \$10,000.

Signatures	
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Review Appraiser Signature and Date	Date 06/11/2020
	Name Harvey Norton
Appraiser Acknowledgement	Date
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	Name David Weber