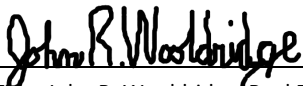


APPRAISAL SCOPING CHECKLIST

Owners Name		County	FAI
JEFFREY J. & DENISE M. GRESSICK		Route	158
		Section	4.20
		Parcel No.	020-SH, T
		Project ID No.	111621
Appraisal Scope			
Partial or total acquisition			Partial
Ownership			
Whole parcel determination is complex			See Comments
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			See Comments
Property is not compliant with legal regulations in the before or after			See Comments
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)			See Comments
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)			See Comments
Significant issues due to elevation change, topography, or flood plain			See Comments
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)			See Comments
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected			See Comments
Cost-to-Cure should be considered			See Comments
Specialized Report (parking, drainage, circuitry, etc.) should be considered			See Comments
Appraisal Format Conclusion			Before and After
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
<ul style="list-style-type: none"> • ASC: Based on plans dated 08/25/2023 • Larger Parcel: Appraiser to determine larger parcel while considering unity of use, contiguity, and unity of ownership. • Existing Easements: Appraiser to consider the impact of overlapping easements, discuss overlap and appropriate discount, if any. • Zoning will need to be verified and discussed by the appraiser. • Improvements: Appraiser to analyze and discuss impacts to septic system (e.g., taking 55 feet of effluent line) as well as the modification of the subject's driveways. Pay contributive value for all improvements within the take areas. 			
Signatures			
Agency Approval by Signature, Title, and Date Typed Name			11/20/2023
	Name and Title: John R. Wooldridge, Real Estate Administrator, ODOT District 5		Date
Review Appraiser Signature and Date			
	Name: Harvey Norton, Realty Specialist, ODOT Office of Real Estate		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			

APPRAISAL SCOPING CHECKLIST

Signature and Date	Name: Nathan Garnett	Date
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