

OWNER'S NAME

Nicholas Wiseman and Thalia Wiseman :

COUNTY

Fairfield

ROUTE

00158

SECTION

4.194

PARCEL NO.

22UV, SH

PROJECT I.D. NO.

111621

Subject		
Location	Zoning	Utilities
3111 Lancaster-Kirkersville Road Lancaster, OH 43130	R-1, Rural Residential District (Greenfield Township)	Electric and gas available
APN		
0130037000		
Large Parcel Size	Large Parcel Unit	Highest and Best Use
3.9220	Acres	Residential
Comments		
Per the R/W plans, the subject consists of Fairfield County tax parcel 013-00370.00. The larger parcel is located on the east side of Lancaster-Kirkersville Road and contains 3.92 gross acres, 0.22 acre P.R.O. and 3.70 net acres. The larger parcel is owned by Nicholas and Thalia Wiseman. There are no abutting properties under the same ownership. The site is improved with a single-family dwelling and related site improvements. The subject site is rectangular in shape and has generally level topography. The site is zoned R-1 and the minimum site size is 1.5 acres with a minimum setback requirement of 75 feet from State Route 158. The subject does meet the minimum site size and the minimum setback. Permitted uses include single-family homes and accessory buildings or structures customarily associated with single-family residential use, including detached garages or carports. The subject property is considered legal conforming as vacant and improved in the before and after situations. Per review of FEMA Panel Number 39045C0165G effective 1/6/2012 the subject property is not located in a flood prone area. Based on the legally permissible and physically possible uses, the highest and best use for the subject property is residential uses. This use appears to be the most financially feasible and maximally productive use of the site.		

Comparable Sales				
Sale #	Location/address	Highest and best use	Verification source	Sale Date
1	West side of Pickerington Road NW, Bloom Township, Fairfield County, Ohio Bloom Carroll LSD	Residential	Broker/Agent	01/05/2024
APN(s)		Zoning	Utilities	Sale Price
0080082870		R-R, Rural Residential (Bloom Township)	Electric and gas available	\$199,900.00
				Parcel Size
				4.957 Acres
				Unit Value Indication
\$40,327.00/Acre				
Comments				
This represents the sale of one tax parcel located on the west side of Pickerington Road north of Alspach Road. The property is rectangular and mostly clear. The property contains 5.06 gross acres / 4.957 net acres.				
Sale #	Location/address	Highest and best use	Verification source	Sale Date
2	3485 Kauffman Road NW, Bloom Township, Fairfield County, Ohio Bloom Carroll LSD	Residential	Broker/Agent	03/06/2023
APN(s)		Zoning	Utilities	Sale Price
0080042410		R-R, Rural Residential (Bloom Township)	Electric and gas available	\$130,000.00
				Parcel Size
				2.194 Acres
				Unit Value Indication
\$59,253.00/Acre				
Comments				
This represents the sale of one tax parcel located on the west side of Kauffman Road. The property is rectangular and mostly clear. The property contains 2.378 gross acres / 2.194 net acres.				
Sale #	Location/address	Highest and best use	Verification source	Sale Date
3	Carroll-Southern Road NW, Greenfield Twp, Fairfield County, Ohio Bloom Carroll LSD	Residential	Broker/Agent	11/03/2023
APN(s)		Zoning	Utilities	Sale Price
0130049731		R-1 Rural Residential District (Greenfield Township)	Electric and gas available	\$156,000.00
				Parcel Size
				2.086 Acres
				Unit Value Indication
\$74,784.00/Acre				

Comments
This represents the sale of tax auditor parcel located on the east side of Carroll-Southern Road. The property is level and clear. The property contains 2.201 gross acres / 2.086 net acres. The property is encumbered by 30 foot wide shared drive easement.

Overall Comments / Reconciliation
Comments
<p>The subject larger parcel consists of 3.70 net acres. A search for the most recent and physically similar land sales was conducted in an extensive search of the area using the local MLS and CoStar sales databases. The sales range in site size from 2.086 net acres to 4.957 net acres and have a value range of \$40,327 to \$74,784 per acre.</p> <p>The sales used to compare with the subject property reflect a similar highest and best use as the subject. There was consideration given to the differences between the sales and the subject. All sales are in the same school district as the subject. Sale 1 is the largest sale and the most recent sale. Sale 1 sets the low end of the range, as larger sites tend to sell at a lower per unit value. Sale 3 is in the same township as the subject. Sale 3 is the smallest sale and sets the high end of the range. When correlating a unit value, location, school district, exposure, availability to public utilities, size, shape, market conditions, utility, topography, encumbrances, reservations, zoning, as well as supply and demand are taken into consideration. Taking all the sales into consideration, a value towards the middle of the range at \$55,000 per acre is estimated for the subject.</p> <p>The FMVE stated in this report is the estimated value of the part acquired based on unit value of the whole property plus the contributory value of the site improvements located within the take area and any cost to cure, if applicable.</p>
<div>Reconciled Value: \$55,000.00/Acre</div>


Part Taken - Land						
Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
22SH	0.042 Acres	100%		\$55,000.00/Acre	Standard Highway Easement less \$1.00	\$2,309.00
22UV	0.07 Acres	50%		\$55,000.00/Acre		\$1,925.00
Total:						\$4,234.00


Part Taken – Improvements						
Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
22SH	Gravel	105	SF	\$1.00	10.00 %	\$95.00
22SH	Grass	1,160	SF	\$0.40	0.00 %	\$464.00
Total:						\$559.00

Cost to Cure		
Parcel # Suffix	Description	Cost to Cure
Total:		\$0.00

Preparers Conclusion	
Comments	
<p>The Ohio Department of Transportation is in the process of preparing to construct a roundabout at the intersection of State Route 158 and Coonpath Road. As a result of the proposed project, the property is subject to one standard highway easement (22-SH) and one utility easement (22-UV).</p> <p>The 22-SH area contains 0.042 gross acres/0.042 net acres. The area is rectangular in shape and is located at the southeast corner of the larger parcel. Improvements in 22-SH include gravel and grass. Approximately 1,160 SF of grass was compensated for in the 22-SH area. The remaining area of 22-SH is considered natural growth and is merged with the land value. The contributory value of the site improvements was based in part on information from Marshall Valuation Section 66. The 22-UV area contains 0.070 gross acres/0.070 net acres. The area is rectangular in shape and is located at the southeast corner of the larger parcel.</p> <p>The residue site will contain 3.92 gross/ 3.658 net acres. The site will continue to be a legally conforming site as vacant and as improved. It is my opinion that the subject property as vacant or improved will not be adversely affected by the acquisition and there is no damage to the residue beyond the part taken.</p> <p>The conclusions of this report are based on public information and market data that is reasonable and adequately supported.</p>	
Total Estimated Compensation:	
\$4,793.00	

FMVE Conclusion	
Comments	
Total FMVE:	
\$4,793.00	

Signatures	
Person Preparing Analysis	
	
Typed Name:	Nathan Garnett
Title:	Appraiser
Date:	04/30/2024

Agency Establishing FMVE	
	
Typed Name:	John R. Wooldridge
Title:	D5 REA
Date:	06/12/2024

Administrative Settlement			
Signature			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	
THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)			

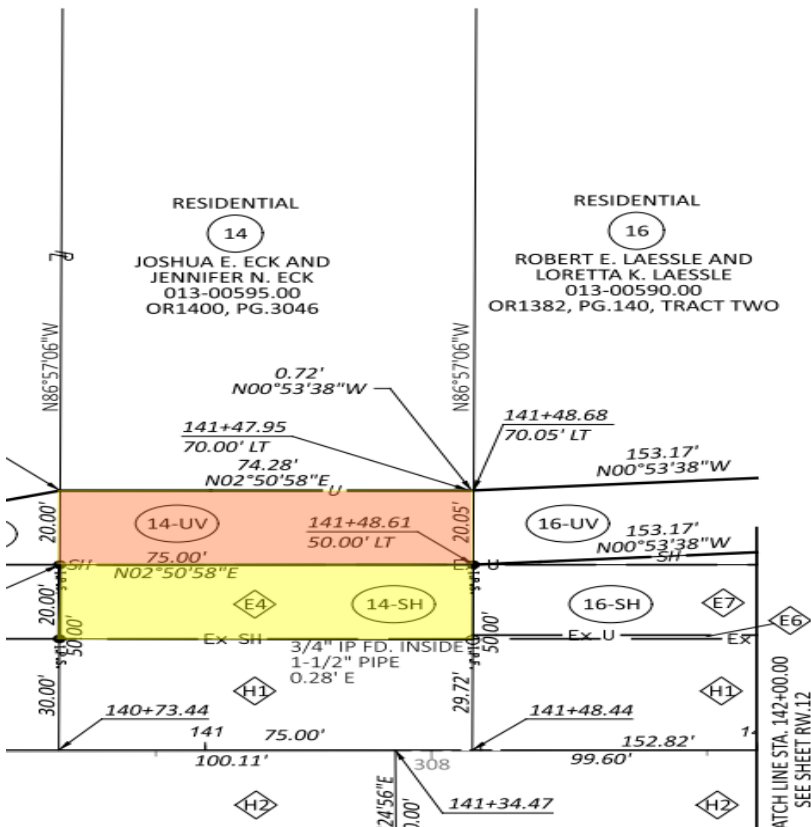
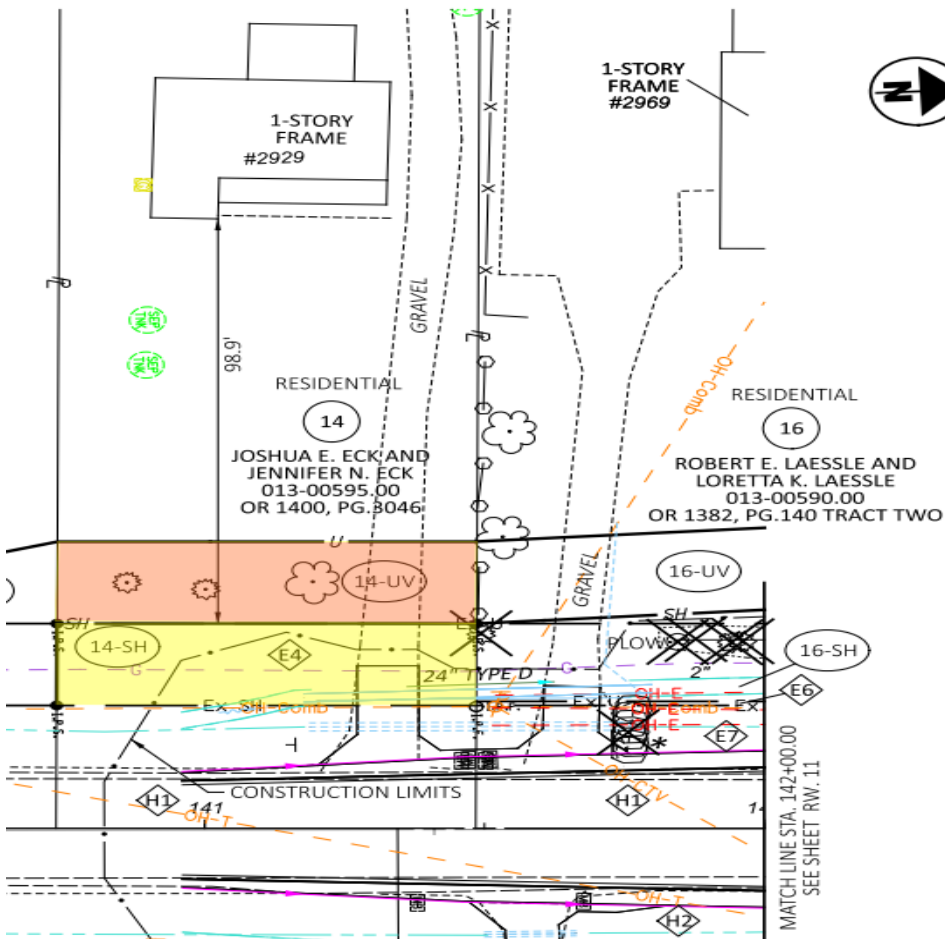
PHOTOGRAPHS OF THE SUBJECT PROPERTY

(All photographs were taken by Nathan D. Garnett on 4-19-2024)

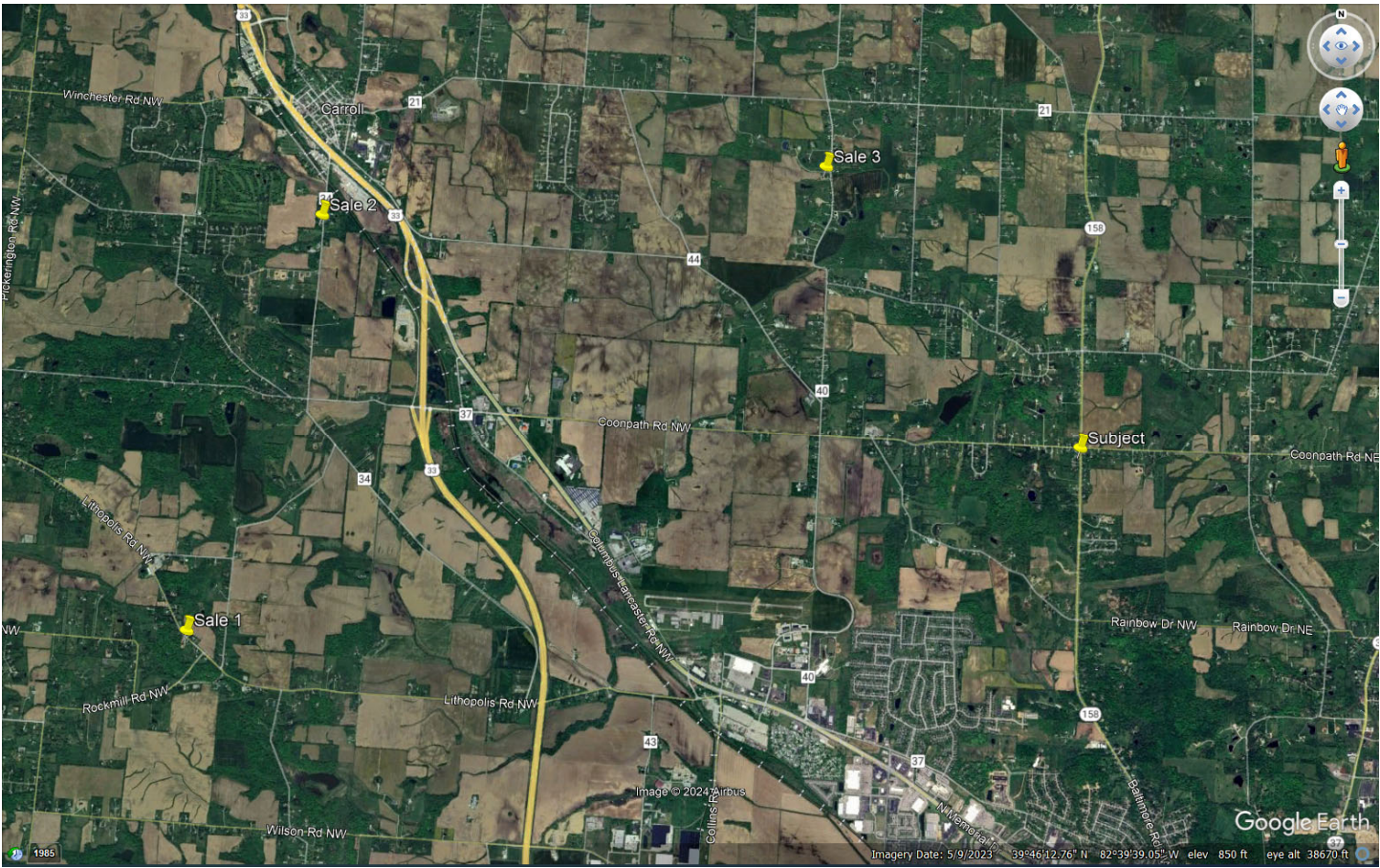


View of 14-SH and 14-UV facing north

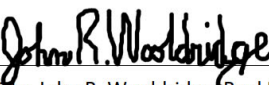
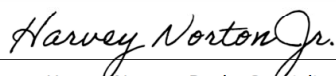

TAKE SKETCH



Comparable Sales Map



APPRAISAL SCOPING CHECKLIST

Owners Name		County	FAI
JOSHUA E. & JENNIFER N. ECK		Route	158
		Section	4.20
		Parcel No.	014-SH
		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			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)			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			No
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)			< \$10,000
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			VA with review
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: The appraiser is to 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		11/22/23	
	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 Signature and Date		2/15/24	
	Name: Nathan Garnett		Date

JURISDICTIONAL EXCEPTION

The Value Analysis format, which is prepared under the waiver of appraisal provision in 49 CFR and the Ohio Administrative Code, is not considered to be an appraisal when it is used in accordance with the Policies and Procedures of the Ohio Department of Transportation (ODOT). The Value Analysis format, however, is considered to be a valuation assignment by the Ohio Department of Commerce, the government agency regulating state licensed and certified appraisers in Ohio. Thus, this report was developed and reported under the Jurisdictional Exception provision of the Uniform Standards of Professional Appraisal Practice (USPAP). USPAP is a nationally recognized minimum standard for appraisals and appraiser behavior. Ohio Law (ORC 4763.13) requires all state licensed or certified appraisers in Ohio to comply with USPAP. The current version of USPAP does not permit a certified appraiser to invoke a Jurisdictional Exception unless the appraiser can cite a law or regulation precluding the appraiser from complying with USPAP. The law permitting the appraiser to invoke a Jurisdictional Exception is:

OAC 5501:2-5-06 (B)(3)(b)(ii)(a):

(3) Appraisal, waiver thereof, and invitation to owner:

- (a) Before the initiation of negotiations the real property to be acquired shall be appraised, except as provided in paragraph (B)(3)(b) of this rule, and the owner, or the owner's designated representative, shall be given an opportunity to accompany the appraiser during the appraiser's inspection of the property.
- (b) An appraisal is not required if:
 - (i) The owner is donating the property and releases the agency from its obligation to appraise the property; or
 - (ii) The agency determines that an appraisal is unnecessary because the valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at ten thousand dollars or less, based on a review of available data.
- (a) When an appraisal is determined to be unnecessary, the agency shall prepare a waiver valuation. Persons preparing or reviewing a waiver valuation are precluded from complying with standard rules 1, 2, 3 and 4 of the "Uniform Standards of Professional Appraisal Practice" (USPAP), as in effect in the current - edition, as promulgated by the "Appraisal Standards Board" of the Appraisal Foundation, which can be found at <http://www.uspap.org>.