

OWNER'S NAME		COUNTY	Fairfield
Alma C. Kiger : Fee Simple		ROUTE	00158
		SECTION	4.194
		PARCEL NO.	28T
		PROJECT I.D. NO.	111621

Subject	Location	Zoning	Utilities	APN
	1080 Coonpath Rd NW Lancaster, Ohio 43130 Bloom Carroll LSD	R-1, Rural Residential District (Greenfield Township)	Electric and gas available	0130037400
				Large Parcel Size
				Acres
Comments				
Per the R/W plans, the subject consists of Fairfield County tax parcel 013-00374.00. The larger parcel is located on the south side of Coonpath Road and contains 0.75 gross acres, 0.081 acre P.R.O. and 0.669 net acres. The larger parcel is owned by Alma C. Kiger. There are no abutting properties under the same ownership. The site is improved with a single-family dwelling, shed 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 50 feet from Coonpath Road. The subject does not meet the minimum site size but does meet 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 non-conforming as vacant 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		Residential	Broker/Agent	01/28/2022
APN(s)		Zoning	Utilities	Sale Price
0080076620	6219 Lithopolis Road NW, Bloom Township, Fairfield County Bloom Carroll LSD	R-R, Rural Residential (Bloom Township)	No water or sewer	\$89,900.00 Parcel Size 1.349 Acres Unit Value Indication \$66,642.00/Acre

Comments

This represents the sale of one tax parcel located on the south side of Lithopolis Road. The property is generally rectangular and partially wooded. The property contains 1.50 gross acres / 1.349 net acres. A house was subsequently built on the site.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
2		Residential	Broker/Agent	05/18/2023
APN(s)		Zoning	Utilities	Sale Price
0130015100	Carroll-Southern Road, Greenfield Township, Fairfield County Bloom Carroll LSD	R-1 Rural Residential District (Greenfield Township)	No water or sewer	\$60,000.00 Parcel Size 0.687 Acres Unit Value Indication \$87,336.00/Acre

Comments

This represents the sale of one tax parcel located on the west side of Carroll-Southern Road. The property is level and partially wooded. The property contains 0.79 gross acres / 0.687 net acres.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
3		Residential	Broker/Agent	09/21/2022
APN(s)		Zoning	Utilities	Sale Price
0130024301	4527 Election House Road, Greenfield Township, Fairfield County Bloom Carroll LSD	R-1 Rural Residential District (Greenfield Township)	No water or sewer	\$130,000.00 Parcel Size 1.362 Acres Unit Value Indication \$95,448.00/Acre

Comments

This represents the sale of tax auditor parcel located on the west side of Election House Road. The property is level and clear. The property contains 1.50 gross acres / 1.362 net acres.

Overall Comments / Reconciliation

Comments

The subject larger parcel consists of 0.669 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 0.687 net acres to 1.362 net acres and have a value range of \$66,642 to \$95,448 per acre.

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 with Sale 2 and 3 being in the same township as the subject. Sale 1 is a larger sale and sets the low end of the range. Sale 2 is the most recent sale and most similar in site size. Sale 3 is the closest in proximity to the subject. 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 high end of the range at \$95,000 per acre is estimated for the subject.

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.

Reconciled Value: \$95,000.00/Acre

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
28T	0.015 Acres	10%	24 Months	\$95,000.00/Acre		\$285.00
					Total:	\$285.00

Part Taken – Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
28T	Landscaping	25	SF	\$9.00	0.00 %	\$225.00
					Total:	\$225.00

Cost to Cure

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

Preparers Conclusion

Comments

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 temporary construction easement (28-T).

The 28-T area contains 0.015 gross acres/0.015 net acres. The area is rectangular in shape and is located at the existing drive. The temporary will be used for drive construction. The grass and concrete in 28-T will be replaced in like-kind. The temporary easement will be used for no longer than 24 months with compensation based upon a ground lease at 10%. The contributory value of the site improvements was based in part on information from Marshall Valuation Section 66. Per the R/W plans, the two lamp posts are marked as "Do Not Disturb". Any improvements in the existing R/W are considered encroachments and therefore no compensation is provided.

The residue site will contain 0.75 gross/ 0.669 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.

The conclusions of this report are based on public information and market data that is reasonable and adequately supported.

Total Estimated Compensation:

\$510.00

FMVE Conclusion

Comments

Total FMVE:

\$510.00

Signatures

Person Preparing Analysis

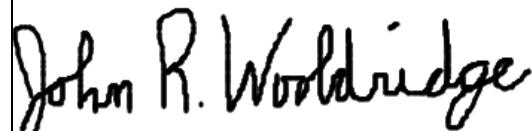


Typed Name: Nathan Garnett

Title: Appraiser

Date: 04/26/2024

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)

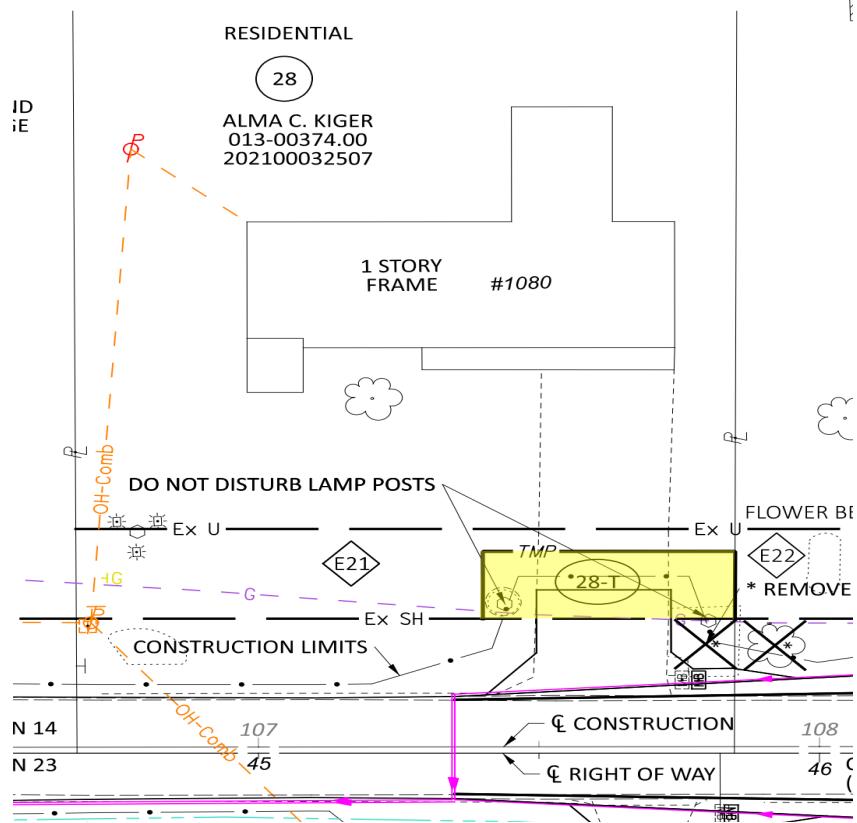
PHOTOGRAPHS OF THE SUBJECT PROPERTY

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

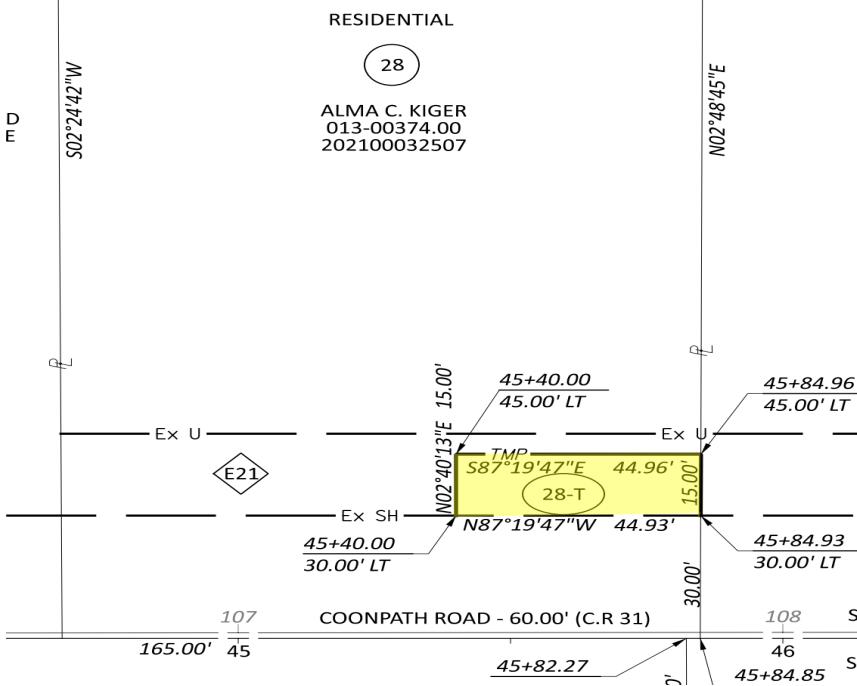


View of 28-T facing east

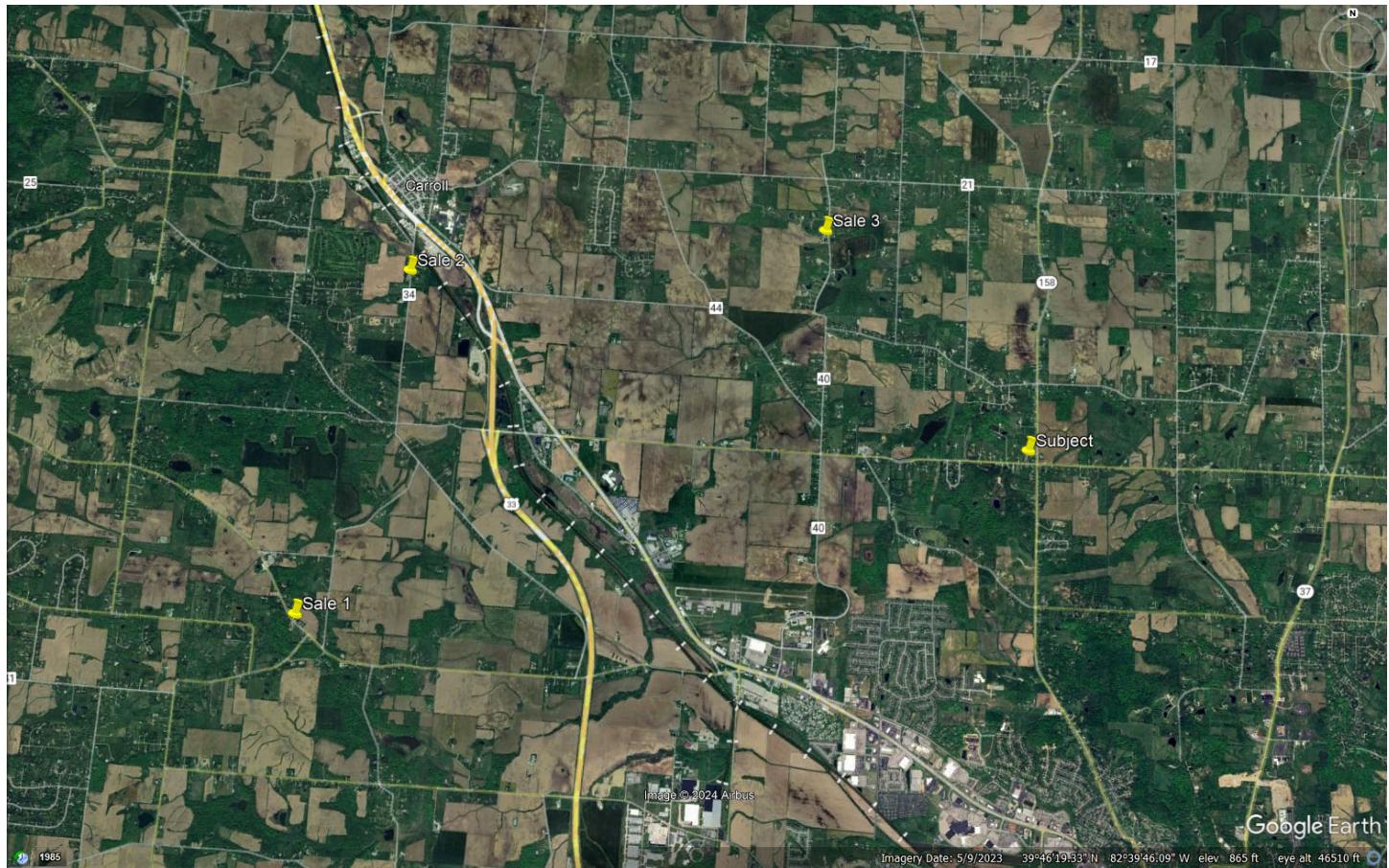
TAKE SKETCH



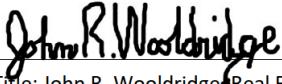
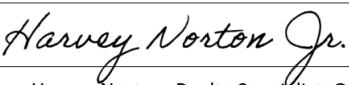
FAIRFIELD COUNTY
GREENFIELD TOWNSHIP
SECTIONS 14 AND 23; TOWNSHIP 15, RANGE 15
CONGRESS LANDS (EAST OF SCIOTO RIVER)



Comparable Sales Map



APPRAISAL SCOPING CHECKLIST

Owners Name		County	FAI
ALMA C. KIGER		Route	158
		Section	4.20
		Parcel No.	028-T
		Project ID No.	111621
Appraisal Scope			
Partial or total acquisition		See Comments	
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)		< \$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. 			
Temporary easement for a duration of 24-months from the date of entry.			
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>.