

VALUE ANALYSIS
(\$10,000 OR LESS)

OWNER'S NAME

Act Investments, LLC
3560 Dolson Court Ste. P
Carroll, Oh 43112

COUNTY	FAI
ROUTE	37
SECTION	6.10
PARCEL NO.	002-U1,U2
PROJECT I.D. NO.	110412

Subject

Address/Location	Zoning	Utilities	APN		
0 Baltimore-Somerset Rd NE Baltimore, Oh 43105	Agricultural	All Public	049-02634-00		
			049-02634-20		
			Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			69.24	Acre	Agricultural

Comments

The Acquisition Area is a 69.24 acre larger parcel that is irregular in shape that is made up of two conitigious parcels. The first parcel's APN 0490263400 is 62.33 acres. Whereas the other parcel's APN is 0190263420 and is 6.91 acres. This larger parcel has a couple of smaller parcels cut out of it and are all owned by others. The topography of the land is flat and used as tillable farmland. There is a tree line in the middle of the property that runs to and along the south property line. There isn't a water source or any structures on this property. This larger parcel has access to both St Rt 37 and St Rt 256 and is approximately 1.6 miles from Baltimore. The highest and best use for this parcel is agricultural. According to the FEMA Map 39045C0154G effective 01/06/2012, the southern most part of the property along the treeline is in Flood Zone AE, whereas the rest of the property is not in a flood zone.

Comparable Sales

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	7800 Amanda-Northern Rd NW Canal Winchester, Oh 43110	Agricultural	Public Records	5/12/2023
APN(s)		Zoning	Utilities	Sale Price
0660000100	Owner: L&D Family Farms LLC	Agricultural	None	\$1,835,000.00
				Parcel Size
				98.148
				Unit Value Indication
				\$18,696.25

Comments

Comparable Sale One is a single parcel that is offset square in shape and contains 98.148 acres, which is greater than the subject property. This parcel has very little trees and it does not have a water source. The topography is mostly rolling hills and is used for tillable farmland. There is a fence that runs along Amanda- Northern Rd. This parcel has access to U.S. 33 and is 3.6 miles from Canal Winchester. There are no structures on this property. The highest and best use for this property is agricultural. Per the FEMA Map 39045C0110G effective 1/6/2012, is not in a Flood Zone.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	Bish Rd NW Carroll, Oh 43112	Agricultural	Public Records	5/12/2023
APN(s)		Zoning	Utilities	Sale Price
0190000200	Owner: Fairfield Commercial Properties LLC	Agricultural	Electric & Water	\$1,870,000.00
				Parcel Size
				82
				Unit Value Indication
				\$22,804.88

Comments

Comparable Sale Two is a single parcel that is rectangular in shape with a small cutout in the southeast corner which is not part of this parcel. There is another cut out along Bish Rd, that has a residence and a pond which is not part of this parcel as well. There is a barn on the property right off Bish Rd. There are two small wooded areas on the property, one on the south west corner and on the north east corner. There is a small creek that runs through the property going north west and traveling southward until it reaches the property border. Bish Rd runs through the southern part of the property, traveling west to east. There is also a fence line that starts at Bish road going northbound. This property is 10.4 miles form Lancaster and 5 miles from Baltimore. The topography is flat and is used for tillable farmland. According to the FEMA Map 39045C0135G effective 1/6/2012, the south east corner of the property is in Flood Zone AE due to Popular Creek.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	570 Baltimore-Somerset Rd NE Baltimore, Oh 43105 Owner: 570 BSR LLC	Agricultural	Public Records	10/25/2023
APN(s)		Zoning	Utilities	Sale Price
0490253200		Agricultural	All Public	\$1,415,300.00
				Parcel Size
				70.765
				Unit Value Indication
				\$20,000.00

Comments

Comparable Sale Three is a single parcel that is rectangular in shape and contains 70.765 acres, which is a little bigger than the subject property. The topography of this parcel is flat and used as tillable farmland. There is a small wooded area in the southwest corner of the property and a tree line that surrounds the property. There are no structures or water sources on this property. There is a small gravel driveway that runs into the small wooded area. According to the FEMA Maps 39045C0152G & 39045C0154G, effective 1/6/2012, this property is not in a Flood Zone.

Overall Comments / Reconciliation

Comments

There were three comparable sales used in determining the fair market value for this property. They vary in size from 70.765 acres to 98.148 acres. To which their values vary from \$18,696.25 to \$22,804.88. Sale Three was given more consideration in determining the value of the subject property due to the size being similar and the topography as well. Both the subject property and sale three are flat tillable farmland, with small amount of trees, no water sources or structures on the property. Whereas the subject property is predominantly not in a flood zone and sale three is not in a flood zone. Comparable One was given less consideration due to the topography being mostly rolling hills. Comparable Two was given less consideration due to it being in a flood zone and having structures on it. It is for these reasons that more consideration was given to comparable sale three and the fair market value of \$20,000.00 is determined to be good value for the subject property.

Reconciled Value: **\$20,000.00 /Acre**

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
002-U	0.530	100%		\$20,000.00	$\$20,000.00 * 0.530 = \$10,600.00 * 50\% =$	\$5,300.00
Total:						\$5,300.00

Part Taken – Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
			Choose			
			Choose			
			Choose			
			Choose			
			Choose			
Total:						\$0.00

Cost to Cure

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

Preparers Conclusion

Comments

As per the right-of-way plans provided, the subject property is subject to a Standard Sewer Easement as Parcel 002-U, which is irregular in shape and used for agricultural purposes. The subject parcel take area contains 0.530 net acres. This easement is needed for the installation of sewer line. A 50% reduction is needed for the sewer easement rights. There are no cost to cure items, improvements, or damages to the residue. Conclusion of value is \$5,300.00

Total Estimated Compensation: **\$5,300.00**

FMVE Conclusion		
Comments		
Total FMVE:		\$5,300.00

Signatures	
Preparer Signature	
<i>Brittany Bradford</i>	
Typed Name:	Brittany Bradford
Title:	Realty Specialist 1 D05
Date:	9/9/2024

Agency Signature	
Typed Name:	John R. Wooldridge
Title:	Real Estate Administrator
Date:	Click to enter date.

Administrative Settlement			
Signature			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:	Click to enter date.	Total Settlement:	\$0.00
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)			

REQUIRED ATTACHMENTS		
Photographs of the Subject Property		
The Map of Comparable Sales		
The Scoping Check List		

All photographs taken by Brittany Bradford

Subject Property 62.33 acres



Subject Property facing West on SR 256 before tree line



Subejct Property facing West on SR 256 after tree line



Subejct Property Facing SE showing open field and trees



Subejct Property facing South showing tree line

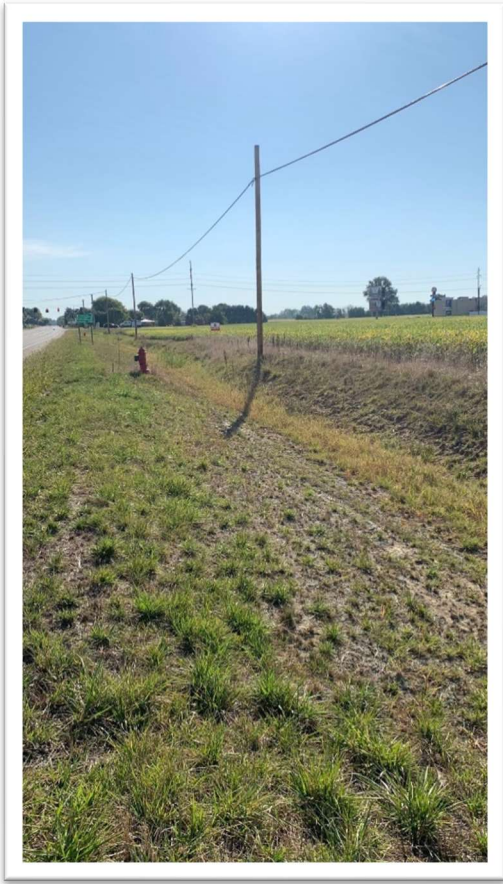


Subject Property facing straight on showing tillable farmland and tree line at end of property line.



Subject Property new sewer line install

Subject Property 6.91 acres



Subject property facing East on SR 256

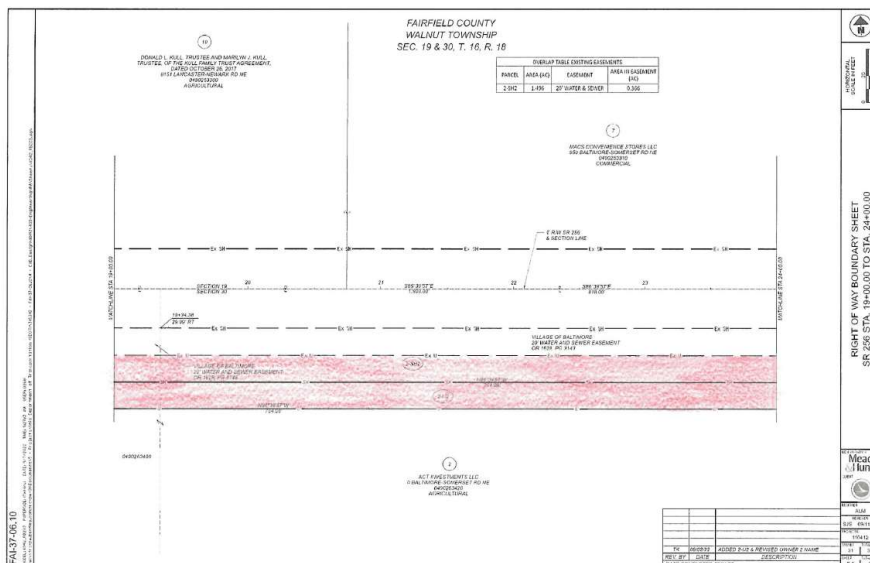
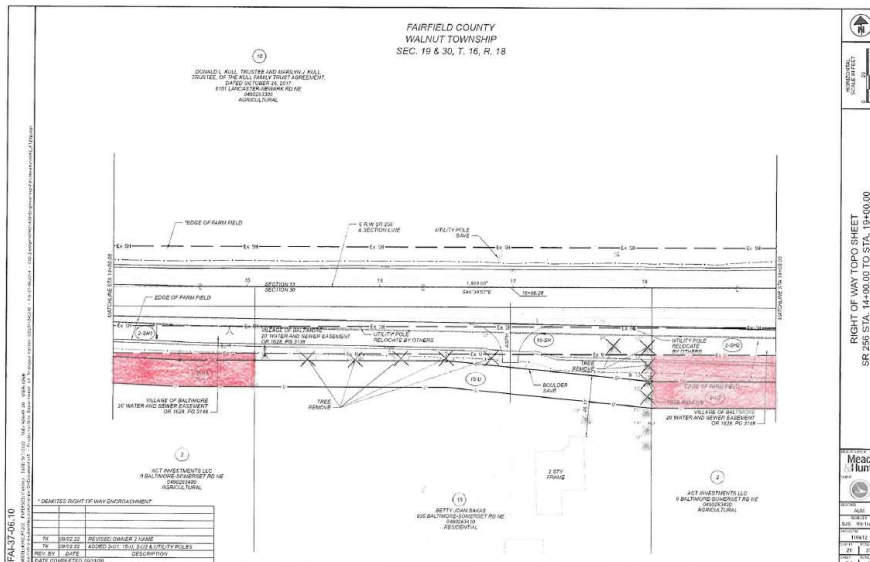
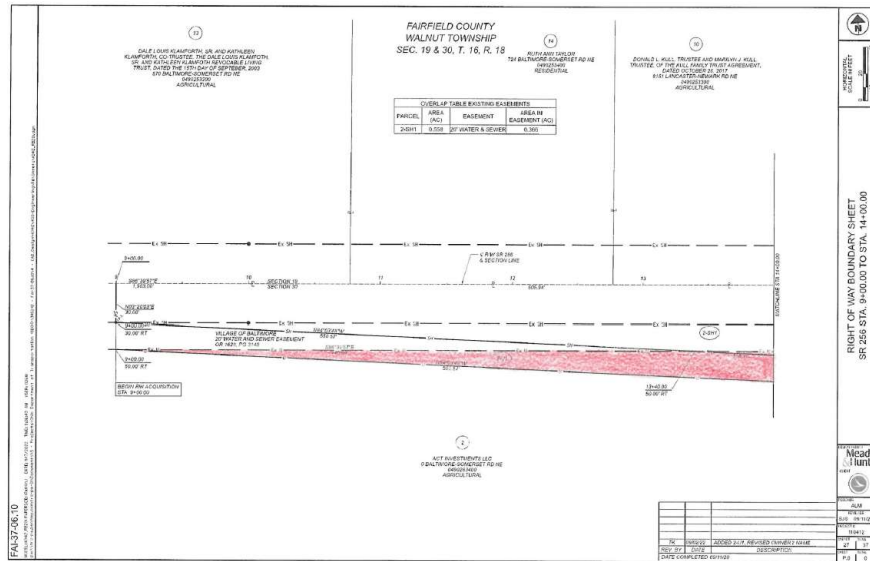


Subject Property facing West on SR 256



Subject Property facing straight on

Acquisition Sketch

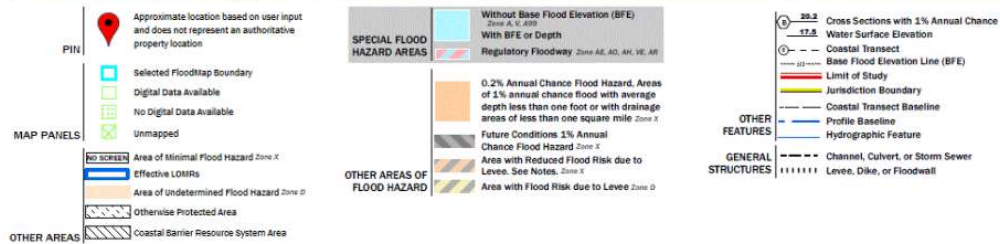
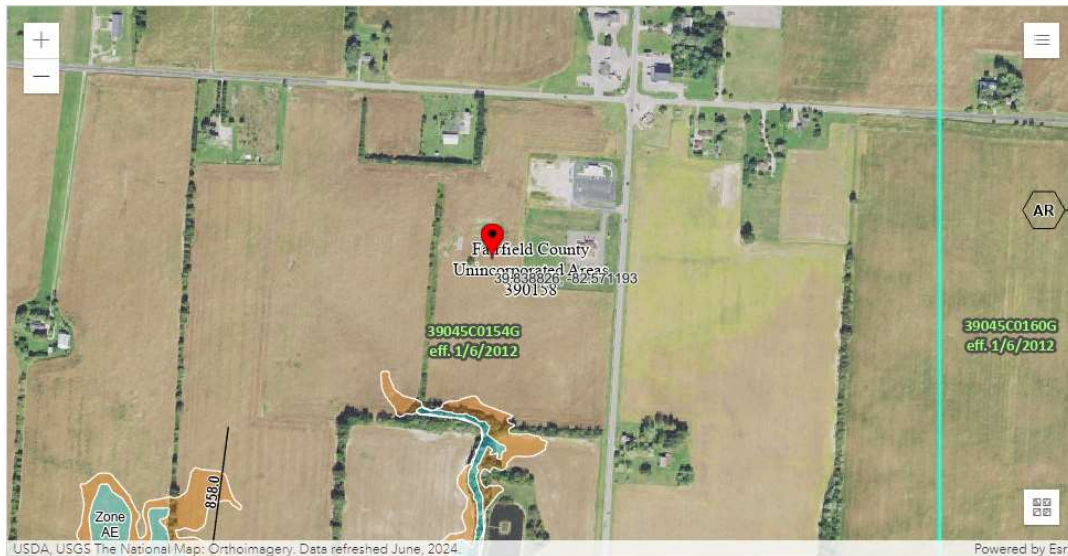


FEMA Map Subject Property

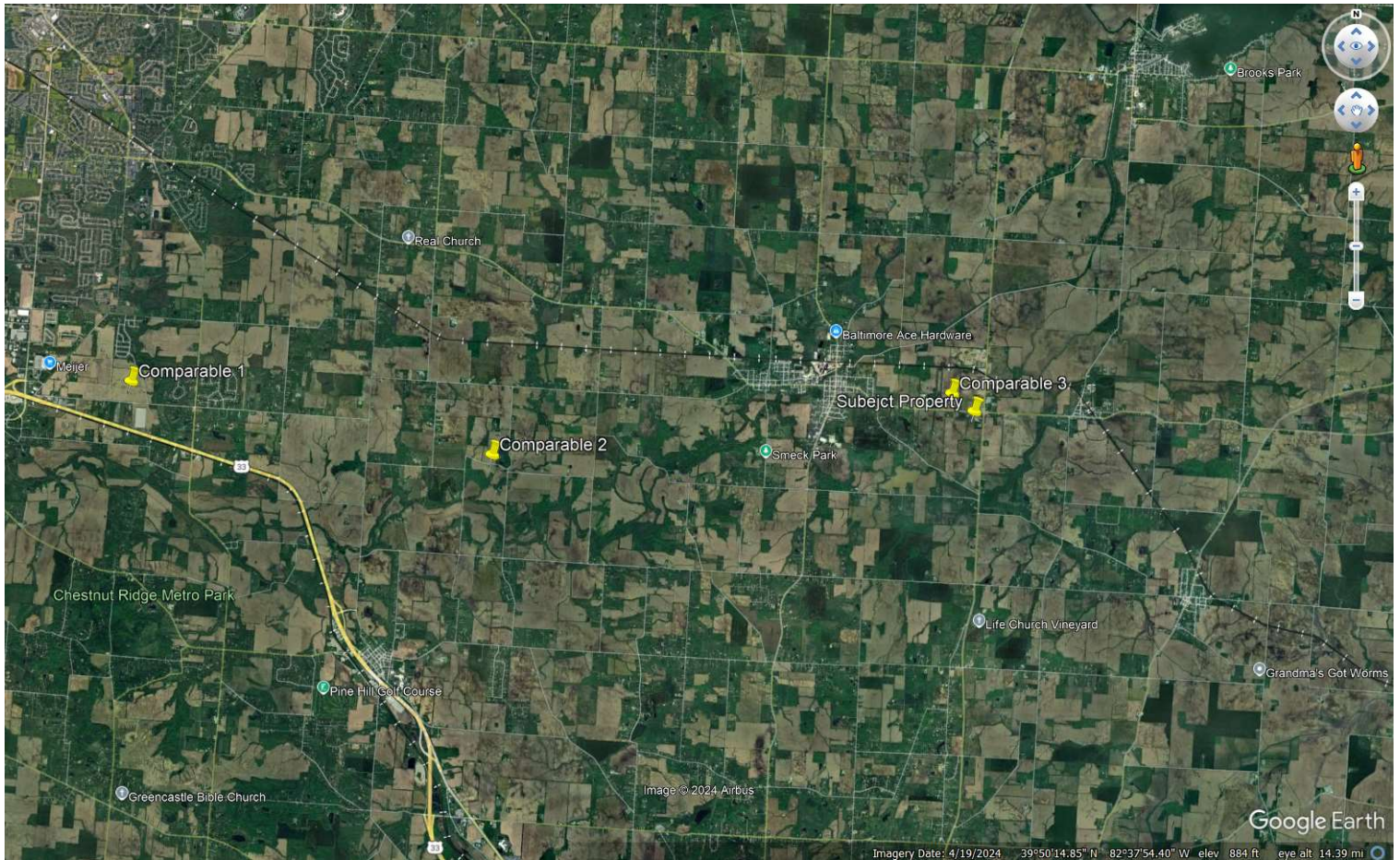
PRINT MAP/
FIRMette

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

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Mapped Comparables



Comparable 1: 7800 Amanda-Northern RD NW



Comparable 1 facing Southeast along Amanda-Northern Rd



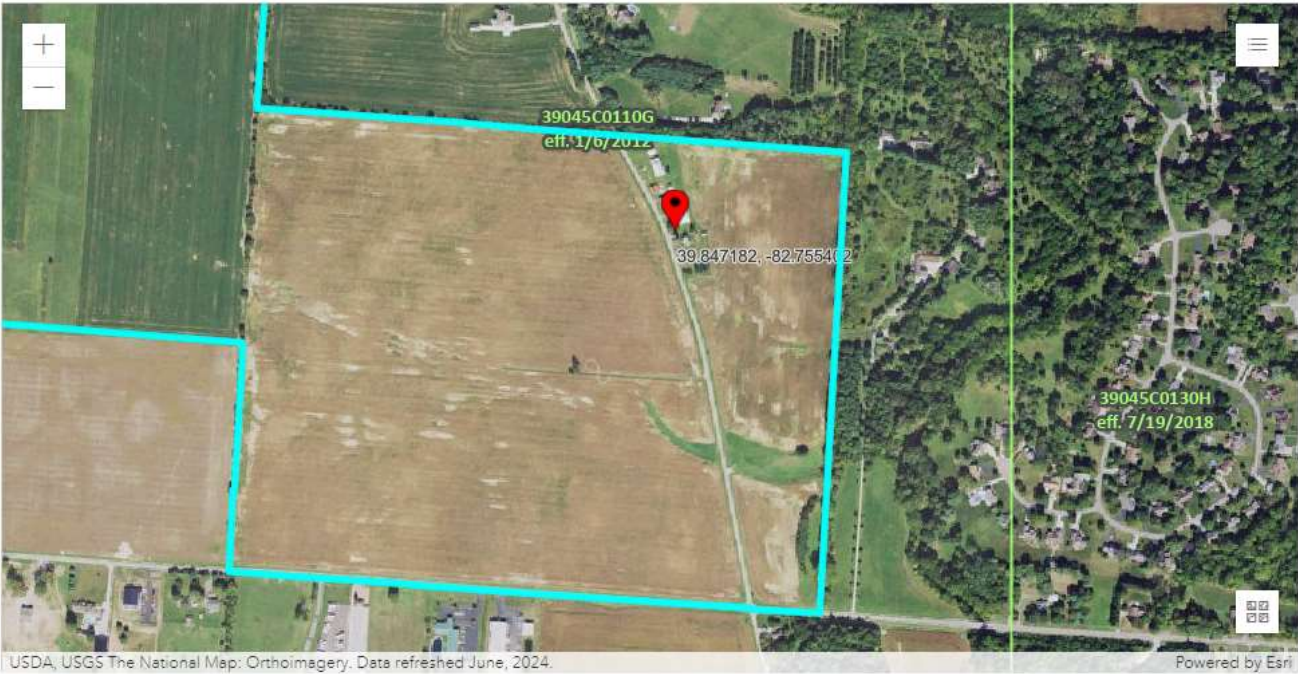
Comparable 1 facing Northeast along Amanda-Northern Rd



Comparable 1 facing property showing tillable farmland

FEMA Map Comp 1: 7800 Amanda-Northern Rd NW

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PIN		Approximate location based on user input and does not represent an authoritative property location
		Selected FloodMap Boundary
		Digital Data Available
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, X, AE, AH
		With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, VE1
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage
		20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline

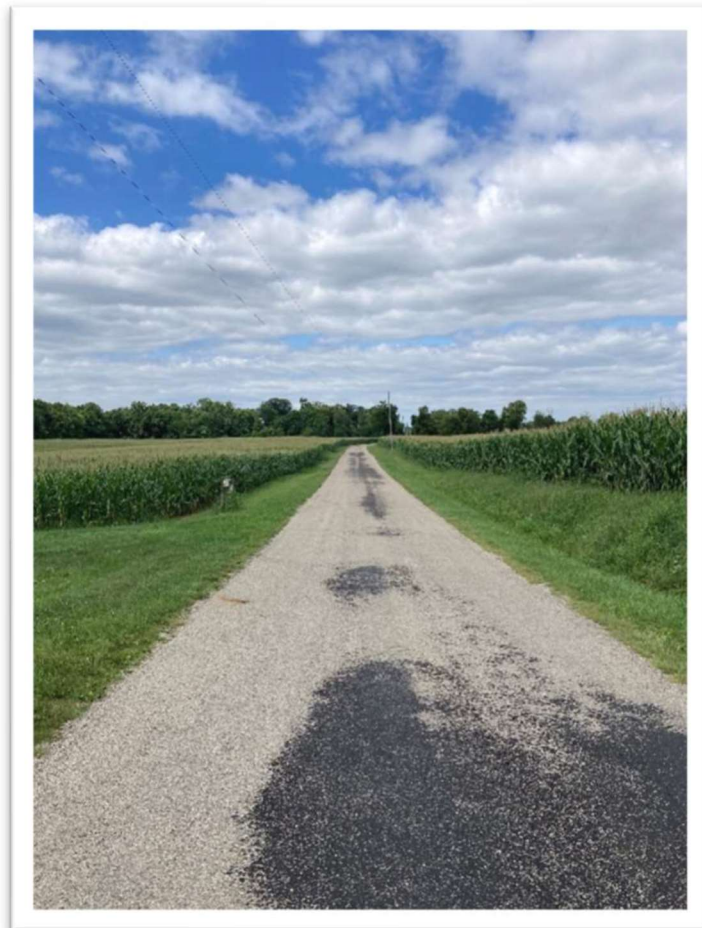
Comparable 2: Bish RD NW



Comparable 2 facing South towards property showing barn.



Comparable 2 facing Northwest showing both sides of Bish Rd.

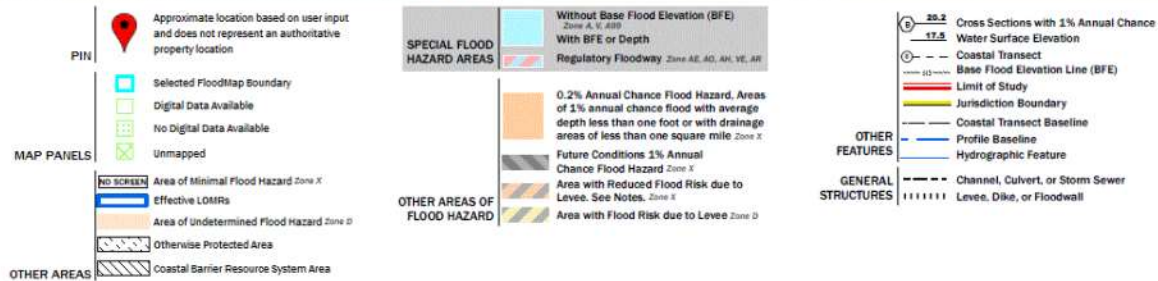


Comparable 2 facing Northwest showing both sides of Bish Rd.

FEMA Map Comp 2: Bish RD NW

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Comparable 3: 570 Baltimore-Somerset Rd NE



Comparable 3 facing East on SR 256



Comparable 3 facing West on SR 256



Comparable 3 facing property showing field and trees

FEMA Map Comp 3: 570 Baltimore-Somerset Rd NE

PRINT MAP/
FIRMette

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