

Wooldridge, John

From: Wooldridge, John
Sent: Monday, February 8, 2021 8:06 AM
To: Miller, Jared
Cc: Gilmore, Drew
Subject: RE: 110412 FAI 037 Appraisals (for meeting on PCL 20).
Attachments: 114012 FAI 37 PCL 020 HUTCHISON; 110412 FAI 037 PCL 020 RE 60-1 Negotiator Notes.docx

Thanks Jared,

That is fine. We can discuss when needed (likely soon) today at the meeting. The meeting is to discuss Kimber's meeting with owner on Thursday the 4th. I attached some notes as a preview. On Wednesday's (3rd) meeting, our CPA and DDD (and Drew concurred) asked if we could bring CO appraisal in to look over the appraisals since the demand spread is so large. Harvey was the project reviewer, so we will therefore want you to look at since Harvey and I already did. I think it would be better to review them after the meeting since you can narrow the review to what the inquiry pertains to make it more meaningful and not wasteful. There was also a question of if the \$60,000/AC equates to the whole property (as commercial vacant) being worth around \$396,000 (twice the tax value) since it was a VF, not a before and after. Thank you for assisting us and hopefully we can answer some questions tonight to help narrow the review needs of 13 reports.

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

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**OHIO DEPARTMENT OF
TRANSPORTATION**

From: Miller, Jared
Sent: Monday, February 8, 2021 6:28 AM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Cc: Gilmore, Drew <drew.gilmore@dot.ohio.gov>
Subject: RE: 110412 FAI 037 Appraisals (for meeting on PCL 20).

John,

Id be glad to take a look at the appraisal. When do you need the review complete? I am in D2 all day today, and will not be able to review the appraisal prior to the 4pm meeting.

Jared T. Miller, MAI | CPM | MBA

Appraisal Section Manager

Office of Real Estate

1980 W. Broad Street, MS 4120, Columbus, Ohio 43223

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From: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Sent: Friday, February 5, 2021 6:14 PM
To: Miller, Jared <Jared.Miller@dot.ohio.gov>
Cc: Gilmore, Drew <drew.gilmore@dot.ohio.gov>
Subject: RE: 110412 FAI 037 Appraisals (for meeting on PCL 20).

Hey Jared,

I wanted to provide the zoning info I found since it appears to contradict the appraiser's and negotiator's statement that the parcel 20 conformed to zoning in the before (but not after). This is because they simply looked at the "25 feet" without consideration to the exception:

Per zoning map:

[Walnut_Zoning.mxd \(fairfield.oh.us\)](#)

Property is B-3.

Per zoning code:

[Microsoft Word - Zoning Resolution FNL Effective June 19, 2015.doc \(walnutwp.com\)](#)

[Microsoft Word - Zoning Resolution FNL Effective June 19, 2015.doc \(fairfield.oh.us\)](#)

9.12 Intensive and Motorist Services Business District (B-3)

...

3. Minimum front yard setback shall be twenty-five feet measured from the front lot line (See Section 10.2(A) (Front Yard Setback)), except when adjacent to a residential district, it shall be the same as the minimum front yard setback of the residential district. (PG 85)

Emphasis added to the exception:

Adjacent Residential District per Map is R-R and R-R is:

9.2 Rural Residential District (RR)

...

3. The minimum required front yard setback shall be one hundred (100) feet, measured from the front lot line (see Section 10.2(A) (Front Yard Setback).) (PG 57)

The building is not set 100 feet back in the before. It is grandfathered per other sections of code. It is therefore a legal non-conforming use in both the before and after.

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

Respectfully,

John R. Wooldridge

Real Estate Administrator

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**OHIO DEPARTMENT OF
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From: Wooldridge, John

Sent: Friday, February 5, 2021 5:10 PM

To: Miller, Jared <Jared.Miller@dot.ohio.gov>

Cc: Gilmore, Drew <drew.gilmore@dot.ohio.gov>

Subject: 110412 FAI 037 Appraisals (for meeting on PCL 20).

Hello Jared,

Your expertise on appraisals has been requested by D5 Leadership. They are hoping that you can look over some of the appraisals on PID 110412, but specifically PCL 20. Here are some of the questions that arose that they might ask for your thoughts on for this project:

- Is H&BU Commercial?
 - Would it be higher as residential with consideration to proximity?
- \$/AC is different than neighbors and other parcels on project.
 - Should they be same and/or should PCL 20 be higher?
- Questions about zoning/setback/impact.
- Should the house be 'damaged' or devalued due to the perceived safety?

A little background: Owner #20 is unhappy that the road will be so close to their home of 42 years and an 18 year old boy was killed at the tree in their yard this November 2020. They have demanded either \$200,000 or \$280,000 plus removal of the home (or maybe it is 396,000) and want to be relocated to a safe house. The FMVE is \$17,879.00 for commercial land as H&BU. There are a number of encroachments, not compensable, including the fence that they are upset will be removed. I have provided my thoughts to the group but they are interested in what your thoughts on the appraisal(s) are as it may be different.

All appraisals and the plans can be found copied here:

[\\itcfs007\reco\\$\Records](\\itcfs007\reco$\Records) Retention\Real Estate Acquisition\District 05\Fairfield\ACTIVE\110412 FAI 037\Appraisals

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

Respectfully,

John R. Wooldridge

Real Estate Administrator

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