

RE 25-17
Revised 01-2014

RIGHT-OF-WAY APPRAISAL REPORT

IDENTIFICATION OF
SUBJECT PROPERTY: 6920 Pickerington Road NW
Violet Township, Fairfield County, Ohio

IDENTIFICATION OF
PROJECT/PARCEL: FAI-33-2.64
Parcel 37
Owner: Ron L. Johnston and Judith L. Stella
PID No. 77555
Federal Project #: E220031

PREPARED FOR: Mr. James M. Fisher
Principal / Senior Vice President
TranSystems
39 W. McKinley Way
Poland, Ohio 44514

PREPARED BY: G. Franklin Hinkle, II, MAI
President
Hinkle Real Estate Advisors, Inc.
P.O. Box 1280
Worthington, Ohio 43085
P: (614) 204-4358
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DATE OF VALUE: January 3, 2024

Summary Sheet

Estimates of Value and Determination of Total Damages, If Uncured						
N/A	<input type="checkbox"/>	Value Before	-	Value of Residue (Uncured)	=	Difference
		\$150,000	-	\$0	=	\$150,000
			-		=	\$150,000
			-		=	\$0
Total Damages, If Uncured						
Compensation Based Upon a Limited-Scope Appraisal						
N/A	<input checked="" type="checkbox"/>	Value Before	\$	*Note: Value stated may not include all structures		
		Part Taken	+	Net Cost-to-Cure	+	Temporary Easement(s)
		\$0	+	\$0	+	\$0
			=		=	\$0
Compensation						
The Cost-to-Cure Analysis						
Feasibility of the Cost-to-Cure						
		if Cost-to-Cure <	Total Damages, If Uncured	then Cost-to-Cure is	Feasible	
		if Cost-to-Cure >	Total Damages, If Uncured	then Cost-to-Cure is	Not Feasible	
		\$		\$	NOT FEASIBLE	
Damages Remaining After the Residue is Cured						
N/A	<input checked="" type="checkbox"/>	Value of Residue (Cured)	-	Value of Residue (Uncured)	=	Value of the Cure
		\$	-	\$	=	\$0
		Total Damages, If Uncured	-	Value of the Cure	=	Remaining Damages (Uncured)
		\$	-	\$0	=	\$0
Net Cost-to-Cure						
		Cost-to-Cure	-	Items Cured, But Paid For in the Part Taken	=	Net Cost-to-Cure
		\$	-	\$	=	\$0

Allocation of Compensation to the Part Taken					
	Parcel No.	Area	Description	Amount	
Land	37-WL	0.516 Net Ac.	0.516 Net Ac. X \$50,000 per lot	\$50,000	
	Total Allocation to Land Taken				\$50,000
Site Improvements	37-WL		Site improvements	\$22,200	
	37-WL		Above-ground pool @ \$3,090 depr. 90%	\$300 (rd.)	
	Total Allocation to Site Improvements Taken				\$22,500
Structures	37-WL	1,080+/- SF	Single-family residence @ \$155,729 depr. 60%	\$62,295(rd.)	
	37-WL	528+/- SF	528+/- SF detached garage @ \$24,108 depr. 50%	\$12,055 (rd.)	
	37-WL	155+/- SF	155+/- SF wood shed @ \$5,038 depr. 75%	\$1,260 (rd.)	
	37-WL	140+/- SF	140+/- SF metal shed @ \$2,219 depr. 15%	\$1,890 (rd.)	
		Total Allocation to Structures Taken			
	Total Allocation to the Part Taken				\$150,000

Allocation of Compensation to Damages						
Damages	Cost-to-Cure / Net Cost-to-Cure					
	Parcel No.	Area	Description	Amount		
	N/A			\$0		
	Total Allocation to Cost-to-Cure					\$0
	Uncured Damages					
Parcel No.	Area	Description	Amount			
N/A			\$0			
Total Allocation to Uncured Damages				\$0		
Total Allocation to Damages				\$0		

Allocation of Compensation to Temporary Easements				
Temporary Easements	Parcel No.	Area	Description	Amount
	N/A			
	Total Allocation to Temporary Easements			

Estimate of Total Compensation				
	Total Allocation to the Part Taken			\$150,000
	Damages			
	Total Allocation to Cost-to-Cure	\$0		
	Total Allocation to Uncured Damages	\$0		
	Total Damages		\$0	
	Total Allocation to Temporary Easements			\$0
Total Compensation				\$150,000

RE 25-6
Rev. 03-2019

CERTIFICATE OF APPRAISER

COUNTY FAI
ROUTE US 33
SECTION 02.64
PARCEL # 37
PID # 77555
FEDERAL PROJECT # E220031

I hereby certify:

That on January 3, 2024 (date(s)) I personally made a field inspection of the property herein appraised, and that I have afforded Ron L. Johnston and Judith L. Stella, property owner/designated representative, the opportunity to accompany me at the time of inspection. The property was toured in the presence of Mr. Ron L. Johnston. I have also, on various dates in January 2024, personally made a field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal.

That to the best of my knowledge and belief the statements contained in the appraisal herein above set forth are true, and the information upon which the opinions expressed herein are based is correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. I am in agreement with all statements provided in this report.

That I understand that such appraisal may be used in connection with the acquisition of right of way for a transportation project to be constructed by The Ohio Department of Transportation with the assistance of Federal-aid highway funds or other Federal Funds.

That such appraisal has been made in conformity with the appropriate State laws, regulations, and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of the State of Ohio.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

That I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised, and no personal interest with respect to the parties involved.

That I, in determining the compensation for the property, have disregarded any decrease or increase in the fair market value of the real property that occurred prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the Ohio Department of Transportation or officials of the Federal Highway Administration, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as Federal regulation 49 CFR Part 24 and Ohio Administrative Code 5501:2-5-06.

Class of Certification/Licensure: Certified General Certified Residential Licensed Residential Registered Assistant
 Temporary Certification or License

Certification/License Number: 431768

This report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

I disclose that:

- I am an employee of the Ohio Department of Transportation (or Agency) and I am approved to perform appraisal services.
- I am a consultant approved by the ODOT - Office of Consultant Services to perform appraisal services for ODOT projects and Federally funded projects.
- I have not provided any services regarding the subject property within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity. If this box is not checked then the appraiser must provide an explanation and clearly and conspicuously disclose whatever services have been provided for this property in the past three years.
- No one provided significant real property appraisal assistance to the person signing this certification. *(When any portion of the work involves significant real property appraisal assistance, the appraiser must describe the extent of that assistance. The signing appraiser must also state the name(s) of those providing the significant real property appraisal assistance in the certification, in accordance with Standards Rule 2-3.)*

That my opinion of the fair market value of the property being acquired, including temporaries, as of January 3, 2024
is \$150,000 based upon my independent appraisal and the exercise of my professional judgement.

February 14, 2024

Date Signed



Signature

G. Franklin Hinkle, II, MAI

Typed Name

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5. PART 1 INTRODUCTION

6. Executive Summary

Location and Property Type:

The subject property and larger parcel is considered to be comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360036700 and is entirely titled to Ron L. Johnston and Judith L. Stella. The site is located off the east side of Pickerington Road, south of US 33, and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 0.630 gross acres of which 0.114 acres are located within present right-of-way indicating a net acreage of 0.516 acres. The site is improved with a 1,080+/- sq.ft. 1.5-story single-family residence with supporting site improvements that was originally constructed circa 1900 and is addressed as 6920 Pickerington Road, Carroll, Ohio 43112.

Land Areas:

Area of Larger Parcel: The larger parcel contains a total of 0.630 gross acres of which 0.114 acres are located within present right-of-way indicating a net acreage of 0.516 acres per the right-of-way plans provided.

Part Acquired:

<u>Parcel</u>	<u>Area</u>	<u>Rights Acquired</u>
37-WL	0.630 Gross/0.516 Net Acres	Fee simple warranty deed taking with limitation of existing access rights in the name of Ohio Department of Transportation.

Area of Residue: This project results in a total taking of the subject property. There is no residue area.

Larger Parcel Before the Take:

The subject property and “larger parcel” for purposes of this appraisal report is comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360036700 and is entirely titled to Ron L. Johnston and Judith L. Stella. The site is located off the east side of Pickerington Road, south of US 33, and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 0.630 gross acres of which 0.114 acres are located within present right-of-way indicating a net acreage of 0.516 acres. The site is improved with a 1,080+/- sq.ft. 1.5-story single-family residence with supporting site improvements that was originally constructed circa 1900 and is addressed as 6920 Pickerington Road, Carroll, Ohio 43112.

Residue Property:

This project results in a total taking of the subject property. There is no residue area.

Estimated Compensation: \$150,000

Identification of Plans Valuation Was Based On:

I have been supplied with right-of-way plans identified as FAI-33-2.64; PID 77555 with a Final Completion Date of 2-6-2024.

7. Special Assumptions or Conditions

The USPAP disclosure requirements state the appraiser must “clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment”. [Source: USPAP, 2024 Ed., Page 22, SR 2-1 (c)]

An **extraordinary assumption** is defined as:

“An assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.”

USPAP, 2024 Ed.

There are no extraordinary assumptions which have been made within this report which would affect the value estimate of the property being analyzed.

A **hypothetical condition** is defined as:

“A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.”

USPAP, 2024 Ed.

A hypothetical condition may be used in an assignment only if:

- “use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison; and
- “use of the hypothetical condition results in a credible analysis; and”
- “the appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.”[Source: USPAP].

The following items represent hypothetical conditions for purposes of this appraisal report:

- This report is based upon the ODOT Office of Real Estate Appraisal Manual and conforms to Uniform Standards of Professional Appraisal Practice (USPAP). Per the ODOT Office of Real Estate Appraisal Manual, as based upon Rule C(2) of Section 5501:2-5-06 of the Ohio Administrative Code (same as 49 CFR 24.103(6)(b)), Influence Of The Project On Just Compensation:

“To the extent permitted by applicable law, the appraiser shall disregard any decrease or increase in fair market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within reasonable control of the owner.”

8. General Assumptions and Limiting Conditions

The appraisal attached hereto is made expressly subject to the following conditions, limitations and stipulations:

Possession of this report, or any copy thereof, does not carry with it the right of publication, duplication or distribution, nor may the same be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant, and any event, only in its entirety.

The appraisal has been made with the following general assumptions:

- No responsibility is assumed for any legal descriptions provided matters pertaining to legal or title considerations. Title is assumed to be good and marketable unless otherwise noted.
- The subject property has been appraised as if free and clear of any liens or encumbrances unless otherwise stated.
- Responsible ownership and competent property management are assumed.
- The information furnished by others is believed to be reliable; however, no warranty is given to for its accuracy.
- All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
- It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
- It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been described in the appraisal report.
- It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- It is assumed that the use of the land and improvements is confined within the boundaries of the property lines of the property described and that there is no encroachment or trespass noted in the report.

- Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain experts in this field, if desired.
- The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.

This appraisal has been made with the following general limiting conditions:

- Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- The appraiser, by reason of this report, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
- Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- A legal description is attached to the most recent deed for the subject property. Additionally, a legal description of the entire property is provided as part of the taking documents since the property is a total take.
- The analyst assumed good title to all the property described or mentioned in the report and is appraised free and clear of any or all liens or encumbrances unless otherwise stated. No responsibility is assumed for matters legal in nature.
- The valuation indicated in this report is valid only for the valuation date and for the purpose stated.
- The appraisal assignment was not based upon a requested minimum valuation, a specific valuation or the approval of a loan.

- The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible that a compliance survey of the property and a detailed analysis of the requirements of the ADA would reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative impact on the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the property.
- Unless otherwise stated in this report, the existence of mold, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of mold on the property; however, mold does exist in most every property and usually causes no harm but it can be toxic in some situations. The appraiser is not qualified to detect such substances. The presence of mold may affect the value of the property. The value estimated herein is predicated on the assumption that there is no mold problem on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field if desired.
- This appraisal is not a “building inspection” and the appraiser is not acting as a “building inspector” when preparing this report. The appraiser visually observed areas that were readily accessible. This inspection is not intended to be technically exhaustive.

9. Certification

The undersigned does hereby certify as follows:

- 1) The Appraisal Institute conducts a program of continuing education for its designated members. As of the date of this report G. Franklin Hinkle, II has completed the requirements of the continuing education program of the Appraisal Institute.
- 2) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives and is subject to duly authorized representatives of the courts (subpoenaed or requested).
- 3) The statements of fact contained in this report are true and correct.
- 4) The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, unbiased professional analyses, opinions and conclusions.
- 5) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. This assignment represents the only professional or personal services performed on the property within the previous five years.
- 6) My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- 7) My analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation, the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and The Counselors of Real Estate.
- 8) A personal inspection of the property was performed by G. Franklin Hinkle, II on January 3, 2024.
- 9) No one provided significant appraisal assistance to the person signing this report.
- 10) The real estate, which is the subject of this report, was valued as of January 3, 2024. The date of this report is February 14, 2024.
- 11) This report is within the scope of my certifications, is not contingent upon any fee, and is provided by ourselves as disinterested and unbiased third parties.
- 12) The appraisal assignment is not based on a specific or requested minimum valuation or the approval of a loan.



G. Franklin Hinkle, II, MAI
State Certified General Appraiser No. 431768

10. PHOTOGRAPHS OF SUBJECT PROPERTY

Photos taken by: G. Franklin Hinkle, II Date Taken: January 3, 2024

Exterior and Street Views



Subject and Parcel 37 looking east



Subject and Parcel 37 looking east



Pickerington Road looking south

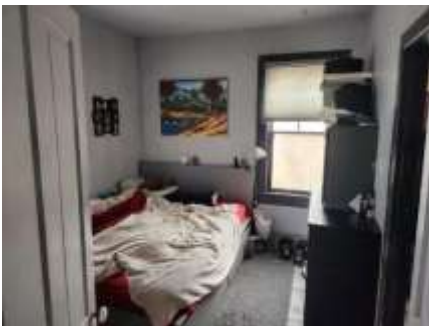


Pickerington Road looking north

PHOTOGRAPHS OF SUBJECT PROPERTY

Photos taken by: G. Franklin Hinkle, II Date Taken: January 3, 2024

Interior Views



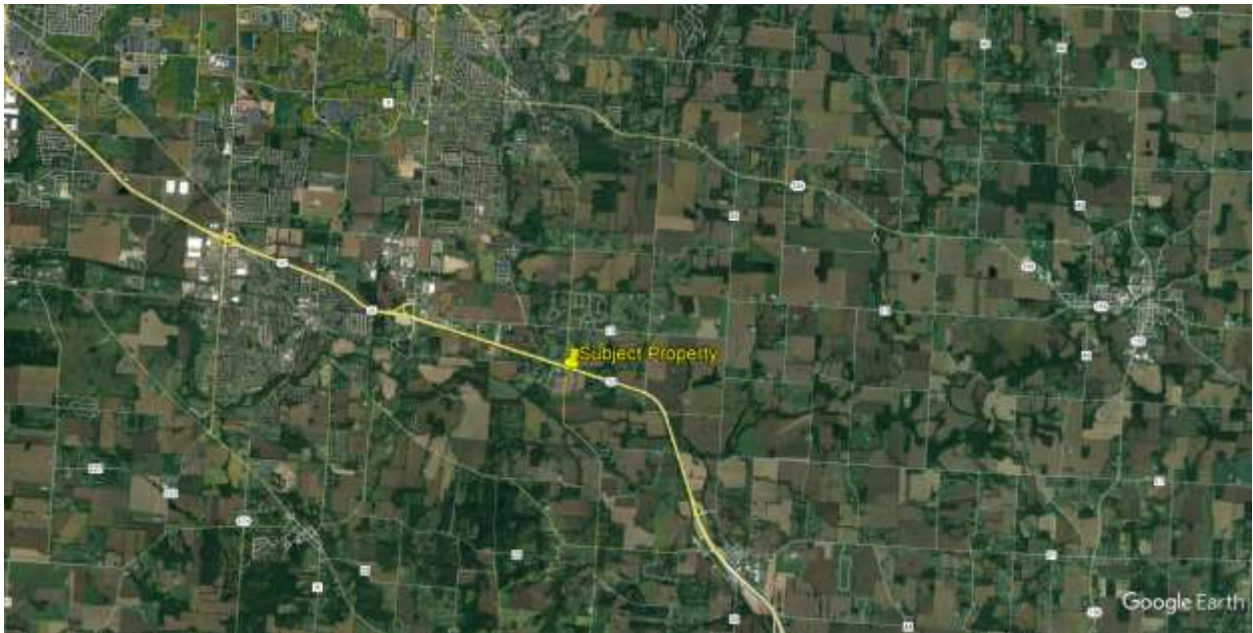
PHOTOGRAPHS OF SUBJECT PROPERTY

Photos taken by: G. Franklin Hinkle, II Date Taken: January 3, 2024

Interior Views



Aerial Photographs of Subject Property
(Taken from Google Earth on January 8, 2024)



11. Declaration of Reporting Option

The purpose of this appraisal report is to estimate the market value of the subject property before and after the proposed taking to calculate the compensation due the property owner.

12. Identify the Client and any Users

The client is TranSystems, acting as agent for the Ohio Department of Transportation. The intended users of the appraisal report are the client, the Ohio Attorney General, the Ohio Department of Transportation, a court of law, the property owner, and the report is a public record.

13. State the Intended Use of the Appraisal

The appraisal report, if recommended by ODOT, may be used as a basis to establish the fair market value of the part taken and damages, if any, to the residue property. The appraisal will be given to the property owner during the negotiation process in compliance with Ohio law and it may be used as evidence in an appropriation case.

14. Summarize the Identity of the Real Estate Involved in the Appraisal

The subject property is comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360036700 and is entirely titled to Ron L. Johnston and Judith L. Stella. The site is located off the east side of Pickerington Road, south of US 33, and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 0.630 gross acres of which 0.114 acres are located within present right-of-way indicating a net acreage of 0.516 acres. The site is improved with a 1,080+/- sq.ft. 1.5-story single-family residence with supporting site improvements that was originally constructed circa 1900 and is addressed as 6920 Pickerington Road, Carroll, Ohio 43112.

15. State the Real Property Interest Being Appraised

The real property interest being appraised is the fee simple interest in the whole property before the taking and the fee simple interest of the residue property after the taking.

16. State the purpose of the appraisal

The purpose of the appraisal is to estimate compensation to the property owner for the part taken and damages, if any, to the residue property due to the proposed roadway project. Compensation is the total of the part taken, damages to the residue property (if any) and any temporary easement takings.

17. Definition of Market Value

The definition of fair market value utilized by ODOT is based on the Ohio Jury Instruction [CV 609.05 Compensation] and is:

You will award to the property owner(s) the amount of money you determine to be the fair market value of the property taken. Fair market value is the amount of money which could be obtained on the market at a voluntary sale of the property. It is the amount a purchaser who is willing, but not required to buy, would pay and that a seller who is willing, but not required to sell, would accept, when both are fully aware and informed of all the circumstances involving the value and use of the property. You should consider every element that a buyer would consider before making a purchase. You should take into consideration the location, surrounding area, quality and general conditions of the premises, the improvements thereon and everything that adds or detracts from the value of the property.

The market value estimated in this appraisal is based on the regulatory requirement for Influence of the Project on Just Compensation, section 5501:2-5-06 (C)(2) of the Ohio Administrative Code, which requires the appraiser do the following:

To the extent permitted by applicable law, the appraiser shall disregard any decrease or increase in fair market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within reasonable control of the owner.

18. Dates of the Appraisal

Date of the Report:	February 14, 2024
Effective Date of the Value Estimate:	January 3, 2024

19. Summarize the Valuation Problem and Scope of Work Necessary for the Valuation Problem

The Valuation Problem

The Ohio Department of Transportation is proposing to construct road improvements within the area of the subject property. The purpose of the proposed project is to replace the existing intersection of US 33 and Pickerington Road with an interchange and remove the Allen Road intersections. The project will eliminate four at-grade railroad crossings. The subject property will be acquired as part of the project. The purpose of this appraisal report is to estimate the compensation due the property owner due to the proposed project and takings.

The subject property is comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360036700 and is entirely titled to Ron L. Johnston and Judith L. Stella. The site is located off the east side of Pickerington Road, south of US 33, and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 0.630 gross acres of which 0.114 acres are located within present right-of-way indicating a net acreage of 0.516 acres. The site is improved with a 1,080+/- sq.ft. 1.5-story single-family residence with supporting site improvements that was originally constructed circa 1900 and is addressed as 6920 Pickerington Road, Carroll, Ohio 43112.

The Scope of Work Necessary for the Valuation Problem

The scope of this summary appraisal report describes the extent of the process of collecting, confirming and reporting the data contained within the report.

In efforts to estimate the market value, the subject property was physically inspected on January 3, 2024 and pertinent public records and right-of-way plans and legal descriptions were reviewed and analyzed.

During the course of the inspection, the subject property and its environs were analyzed in efforts to quantify its location attributes, quality, condition, functional utility, and overall appeal to the marketplace.

The subject's market was then researched for economic conditions and local and regional factors which influence the value of the subject property. These factors, as well as the zoning of the property, play a role in analyzing the subject's highest and best use, which influences the data researched in the valuation process.

The cost approach to value is not presented in this analysis due to the older age of the subject property. The inherent difficulty and subjectivity in estimating the accrued depreciation from all sources renders any value indicated by the cost approach unreliable. Further, market participants are not basing their purchase decisions upon the replacement cost new less depreciation for these type properties, they are primarily basing their decisions upon the recent prices paid for similar properties. A cost analysis is used to estimate the contributory value of the building improvements for allocation purposes only.

The income capitalization approach utilizes the market rent which was estimated by a review of the current and asking lease rates for similar oriented properties like the subject. The gross potential market rent is calculated and a vacancy and credit loss estimate is then deducted as well as applicable expenses. The resultant net operating income is capitalized at a rate which reflects the quality and durability of the income stream to provide a market value indication. The income approach to value is not considered a meaningful indication of market value for properties such as the subject and is not performed for purposes of this appraisal report as similar dwellings are most commonly purchased for owner-occupancy purposes per a review of market activity. The best indicator of market value is the sales comparison approach to value.

The sales comparison approach involves the research and analysis of sales of properties which represent alternatives to the subject property in the marketplace. The sales are verified with a knowledgeable party and are compared to the subject property. After adjustments for items of dissimilarity, the adjusted unit indicators provide the basis for the valuation of the subject property.

In arriving at a final value estimate for the subject property, consideration is given to each of these approaches which have been developed. The strengths and weaknesses of each approach are analyzed, culminating in the final value estimate.

20. Exposure Time

A reasonable exposure period for the subject property has also been considered. A reasonable exposure period may be defined as “an opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. *Appraisal Institute, The Dictionary of Real Estate Appraisal Page 68 (7th Ed. 2022).*

The estimation of a reasonable exposure period is contingent upon an asking price near the estimate of market value provided in this report. Based on the subject's physical, location, economic and competitive characteristics, it is my opinion that an exposure period of thirty to forty-five days is appropriate if priced at or near the market value estimate contained herein.

21. Right of Accompaniment

Inspection by: G. Franklin Hinkle, II
Date of Inspection: January 3, 2024

Identification of the Person(s) Who Accompanied the Appraiser:

The property was toured in the presence of Mr. Ron L. Johnston. (740) 243-4013

22. PART 2 FACTUAL DATA BEFORE THE TAKING

23. Identification of the Larger Parcel – Before the Taking

The “larger parcel” is defined as “the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.” *Appraisal Institute, The Dictionary of Real Estate Appraisal Page 105 (7th Ed. 2022).*

The three conditions that establish the larger parcel is described as follows:

Unity of Title and Contiguity - The subject property is comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360036700 and is entirely titled to Ron L. Johnston and Judith L. Stella. The site is located off the east side of Pickerington Road, south of US 33, and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 0.630 gross acres of which 0.114 acres are located within present right-of-way indicating a net acreage of 0.516 acres. The site is improved with a 1,080+/- sq.ft. 1.5-story single-family residence with supporting site improvements that was originally constructed circa 1900 and is addressed as 6920 Pickerington Road, Carroll, Ohio 43112.

Unity of Highest and Best Use - The highest and best use of the subject property “as vacant and available” is presently for single-family residential development (See Highest and Best Use Section of this Appraisal Report). The highest and best use of the subject property as “improved” is as the subject property is presently improved with the existing dwelling and supporting site improvements with the potential for conversion to a commercial or office-dwelling oriented use.

After applying the three tests to the subject property, the subject parcel and larger parcel for purposes of this appraisal report is therefore considered to be comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360036700 and is entirely titled to Ron L. Johnston and Judith L. Stella. The site is located off the east side of Pickerington Road, south of US 33, and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 0.630 gross acres of which 0.114 acres are located within present right-of-way indicating a net acreage of 0.516 acres. The site is improved with a 1,080+/- sq.ft. 1.5-story single-family residence with supporting site improvements that was originally constructed circa 1900 and is addressed as 6920 Pickerington Road, Carroll, Ohio 43112.

24. Legal Description – Before the Taking

A legal description of the subject property and larger parcel is located on a copy of the most recent property deed which is provided within the addendum section of this report.

25. Summarize Area, City and Neighborhood Analysis

The area of influence, commonly called a “neighborhood”, can be defined as “a group of complementary land uses.” *Appraisal Institute, The Dictionary of Real Estate Appraisal Page 130 (7th Ed. 2022)*. A residential neighborhood, for example, may contain single family homes and commercial properties that provide services for local residents. A district, on the other hand, has one predominant land use. In broader terms, appraisers analyze the market area within which a subject property competes for the attention of buyers and sellers in the real estate market. A market area can encompass one or more neighborhoods and/or districts.

The subject property is located off the east side of Pickerington Road, south of US 33 and north of Benadum Road, within Violet Township, Fairfield County, Ohio. The neighborhood is considered generally bounded by the city of Pickerington area to the north; Lithopolis Road to the south; the village of Carroll and general Lancaster areas to the southeast.

The subject’s immediate area is semi-rural in nature featuring residential homesites, wooded and agricultural land tracts, and local industrial uses.

US 33 is a major highway extending northwest/southeast through the state of Ohio and provides convenient access northwest through Canal Winchester and the city of Columbus to the northwest. US 33 interchanges with Columbus outerbelt I-270 and east-west freeway I-70 providing access through all portions of Franklin County and the Columbus CBD respectively.

The area is witnessing migrating growth southeast along US 33 from the Columbus area including the developing US 33/Diley Road interchange northwest of the subject area. This interchange is anchored by Mount Carmel health center and a Meijer retail store. Outparcels include a McDonalds, Taco Bell, a strip retail center and office uses. There are developing single-family residential subdivisions in this corridor.

The migrating growth is primarily comprised of industrial and some neighborhood-oriented business properties along Basil Western Road to the Pickerington Road area.

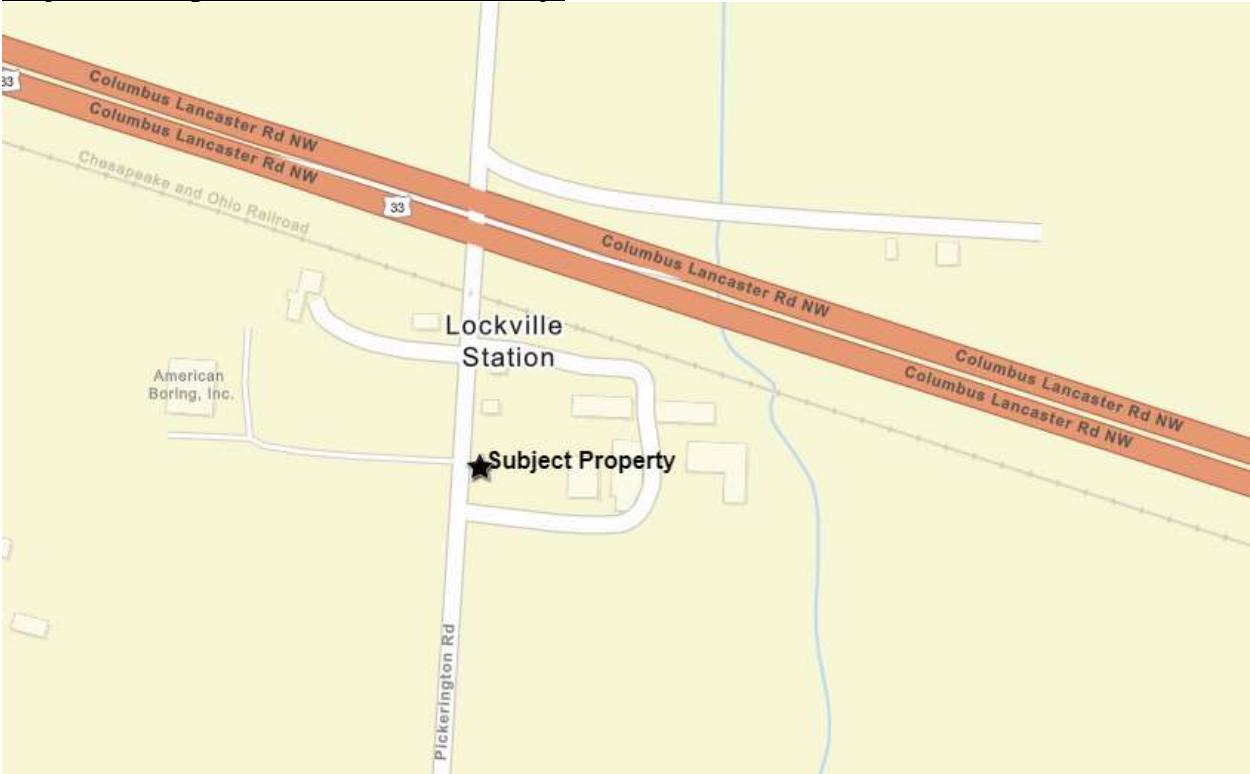
Pickerington, Canal Winchester and Lancaster are within short commutes north, northwest and southeast respectively and provide most area employment and retail shopping opportunities.

Recreational uses in the area of the subject include Pickerington Ponds Metro Park, Turnberry Golf Course, and various smaller parks. Single-family dwellings are scattered throughout the area and present a mix of older and newer construction.

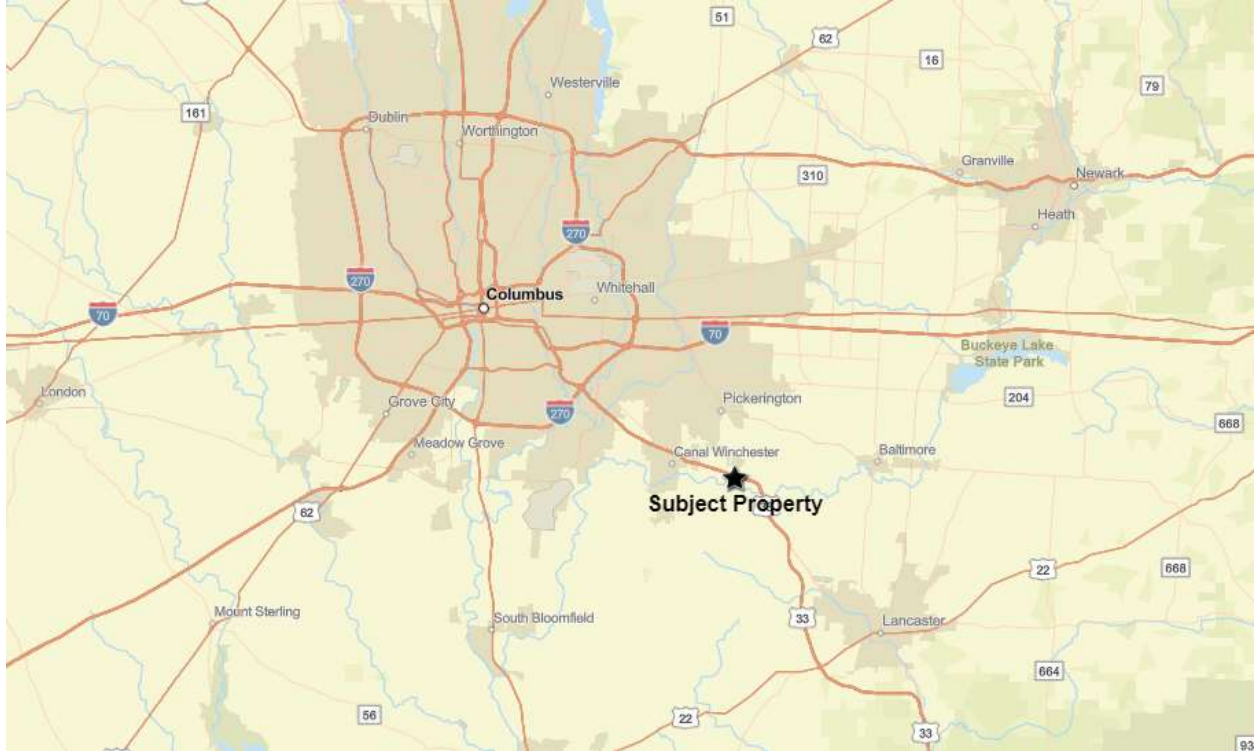
In summary, the subject is located within a primarily a rural/suburban residential area within Fairfield County in central Ohio that benefits from its close proximity to the cities of Pickerington, Canal Winchester, Lancaster, and Columbus. The area is stable with growth forecasted in the near future as is typical for most central Ohio suburban areas.

Maps exhibiting the location of the subject property and applicable economic information for the area are provided on the following pages.

Subject and Neighborhood Area Location Maps



General and Regional Area Location Maps



ECONOMIC OVERVIEW OF THE MARKET AREA

Ohio County Profiles



Prepared by the Office of Research 2021 Edition

Fairfield County

Established: Proclamation - December 9, 1800
 2020 Population: 158,921
 Land Area: 505.7 square miles
 County Seat: Lancaster City
 Named for: The "fair fields" of the area



Taxes

Taxable value of real property	\$4,080,846,830
Residential	\$3,232,437,460
Agriculture	\$316,593,010
Industrial	\$48,640,570
Commercial	\$482,855,020
Mineral	\$320,770
Ohio income tax liability	\$101,402,499
Average per return	\$1,443.88

Land Use/Land Cover

	Percent
Developed, Lower Intensity	10.87%
Developed, Higher Intensity	1.75%
Barren (strip mines, gravel pits, etc.)	0.07%
Forest	25.35%
Shrub/Scrub and Grasslands	0.67%
Pasture/Hay	18.12%
Cultivated Crops	42.03%
Wetlands	0.28%
Open Water	0.87%

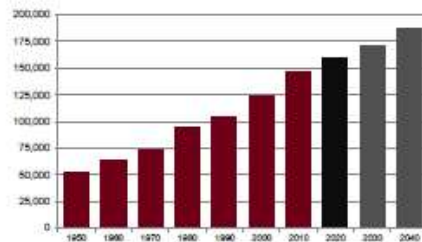
Largest Places

	Census 2020	Census 2010
Lancaster city	40,552	38,780
Pickerington city (part)	22,999	18,205
Violet twp UB	20,407	18,994
Columbus city (part)	10,849	9,666
Bloom twp UB	7,612	7,028
Pleasant twp UB	5,650	5,512
Liberty twp UB	5,241	4,950
Greenfield twp UB	5,227	5,027
Hocking twp UB	4,850	4,672
Walnut twp UB	4,655	4,789

UB: Unincorporated balance.

Total Population

Census	Population
1800	38,201
1810	11,381
1820	16,833
1830	24,786
1840	31,924
1850	30,264
1860	30,538
1870	31,138
1880	34,284
1890	33,939
1900	34,259
1910	39,201
1920	40,484
1930	44,010
1940	48,490
1950	52,130
1960	63,912
1970	73,301
1980	93,678
1990	103,461
2000	122,759
2010	146,156
2020	158,921
2030 (Projected)	170,630
2040 (Projected)	186,810



Ohio County Profiles

Fairfield County

Population by Race	Number	Percent
ACS Total Population	154,457	100.0%
White	134,573	87.1%
African-American	11,384	7.4%
Native American	183	0.1%
Asian	2,492	1.6%
Pacific Islander	71	0.0%
Other	1,107	0.7%
Two or More Races	4,867	3.0%
Hispanic (may be of any race)	3,398	2.2%
Total Minority	21,581	14.0%

Educational Attainment	Number	Percent
Persons 25 years and over	104,296	100.0%
No high school diploma	7,689	7.4%
High school graduate	35,512	34.0%
Some college, no degree	22,581	21.7%
Associate degree	9,789	9.4%
Bachelor's degree	18,639	17.9%
Master's degree or higher	10,106	9.7%

Family Type by Employment Status	Number	Percent
Total Families	40,190	100.0%
Married couple, husband and wife in labor force	17,279	43.0%
Married couple, husband in labor force, wife not	6,077	15.1%
Married couple, wife in labor force, husband not	2,540	6.3%
Married couple, husband and wife not in labor force	5,700	14.2%
Male householder, in labor force	2,124	5.3%
Male householder, not in labor force	541	1.3%
Female householder, in labor force	4,263	10.6%
Female householder, not in labor force	1,866	4.1%

Household Income	Number	Percent
Total Households	56,339	100.0%
Less than \$10,000	2,284	4.1%
\$10,000 to \$19,999	4,019	7.1%
\$20,000 to \$29,999	5,174	9.2%
\$30,000 to \$39,999	5,065	9.0%
\$40,000 to \$49,999	3,977	7.1%
\$50,000 to \$59,999	4,265	7.6%
\$60,000 to \$74,999	5,913	10.5%
\$75,000 to \$99,999	7,687	13.6%
\$100,000 to \$149,999	10,650	18.9%
\$150,000 to \$199,999	4,166	7.4%
\$200,000 or more	3,139	5.6%
Median household income	\$67,809	

Percentages may not sum to 100% due to rounding.

Population by Age	Number	Percent
ACS Total Population	154,457	100.0%
Under 5 years	9,133	5.9%
5 to 17 years	28,093	18.2%
18 to 24 years	12,935	8.4%
25 to 44 years	38,253	24.8%
45 to 64 years	42,284	27.4%
65 years and more	23,759	15.4%
Median Age	39.2	

Family Type by Presence of Own Children Under 18	Number	Percent
Total Families	40,345	100.0%
Married-couple families with own children	13,150	32.6%
Male householder, no wife present, with own children	1,495	3.7%
Female householder, no husband present, with own children	3,664	9.1%
Families with no own children	22,036	54.6%

Poverty Status of Families By Family Type by Presence of Related Children	Number	Percent
Total Families	40,345	100.0%
Family income above poverty level	37,684	93.4%
Family income below poverty level	2,661	6.6%
Married couple, with related children	405	1.0%
Male householder, no wife present, with related children	287	0.7%
Female householder, no husband present, with related children	1,314	3.3%
Families with no related children	655	1.6%

Ratio of Income To Poverty Level	Number	Percent
Population for whom poverty status is determined	151,338	100.0%
Below 50% of poverty level	5,743	3.8%
50% to 99% of poverty level	8,187	5.4%
100% to 124% of poverty level	4,787	3.2%
125% to 149% of poverty level	5,897	3.9%
150% to 184% of poverty level	9,886	6.5%
185% to 199% of poverty level	3,188	2.1%
200% of poverty level or more	113,650	75.1%

Geographical Mobility	Number	Percent
Population aged 1 year and older	152,656	100.0%
Same house as previous year	132,846	87.0%
Different house, same county	8,667	5.7%
Different county, same state	8,240	5.4%
Different state	2,600	1.7%
Abroad	303	0.2%

Ohio County Profiles

Fairfield County

Travel Time To Work	Number	Percent
Workers 16 years and over	69,670	100.0%
Less than 15 minutes	15,355	22.0%
15 to 29 minutes	20,753	29.8%
30 to 44 minutes	18,443	26.5%
45 to 59 minutes	9,288	13.3%
60 minutes or more	5,831	8.4%
Mean travel time	28.9 minutes	

Housing Units	Number	Percent
Total housing units	61,093	100.0%
Occupied housing units	56,339	92.2%
Owner occupied	41,654	73.9%
Renter occupied	14,685	26.1%
Vacant housing units	4,754	7.8%

Year Structure Built	Number	Percent
Total housing units	61,093	100.0%
Built 2014 or later	1,242	2.0%
Built 2010 to 2013	1,470	2.4%
Built 2000 to 2009	10,136	16.6%
Built 1990 to 1999	11,188	18.3%
Built 1980 to 1989	6,720	11.0%
Built 1970 to 1979	9,512	15.6%
Built 1960 to 1969	4,552	7.5%
Built 1950 to 1959	5,257	8.6%
Built 1940 to 1949	2,041	3.3%
Built 1939 or earlier	8,975	14.7%
Median year built	1980	

Value for Specified Owner-Occupied Housing Units	Number	Percent
Specified owner-occupied housing units	41,654	100.0%
Less than \$20,000	1,048	2.5%
\$20,000 to \$39,999	354	0.8%
\$40,000 to \$59,999	680	1.6%
\$60,000 to \$79,999	1,301	3.1%
\$80,000 to \$99,999	2,754	6.6%
\$100,000 to \$124,999	3,460	8.3%
\$125,000 to \$149,999	3,939	9.5%
\$150,000 to \$199,999	9,860	23.7%
\$200,000 to \$299,999	11,831	28.4%
\$300,000 to \$499,999	5,306	12.7%
\$500,000 to \$999,999	988	2.4%
\$1,000,000 or more	133	0.3%
Median value	\$185,300	

House Heating Fuel	Number	Percent
Occupied housing units	56,339	100.0%
Utility gas	34,016	60.4%
Bottled, tank or LP gas	4,175	7.4%
Electricity	14,826	26.3%
Fuel oil, kerosene, etc	1,162	2.1%
Coal, coke or wood	1,441	2.6%
Solar energy or other fuel	425	0.8%
No fuel used	294	0.5%

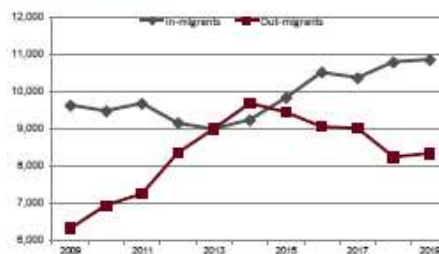
Percentages may not sum to 100% due to rounding.

Gross Rent	Number	Percent
Specified renter-occupied housing units	14,685	100.0%
Less than \$100	20	0.1%
\$100 to \$199	152	1.0%
\$200 to \$299	325	2.2%
\$300 to \$399	366	2.5%
\$400 to \$499	680	4.6%
\$500 to \$599	752	5.1%
\$600 to \$699	1,403	9.6%
\$700 to \$799	1,758	12.0%
\$800 to \$899	2,452	16.7%
\$900 to \$999	1,658	11.3%
\$1,000 to \$1,499	3,537	24.1%
\$1,500 or more	1,099	7.5%
No cash rent	483	3.3%
Median gross rent	\$867	
Median gross rent as a percentage of household income	28.9	

Selected Monthly Owner Costs for Specified Owner-Occupied Housing Units	Number	Percent
Specified owner-occupied housing units	28,846	100.0%
with a mortgage		
Less than \$400	125	0.4%
\$400 to \$599	617	2.1%
\$600 to \$799	1,768	6.1%
\$800 to \$999	3,196	11.1%
\$1,000 to \$1,249	5,075	17.6%
\$1,250 to \$1,499	4,605	16.0%
\$1,500 to \$1,999	7,909	27.4%
\$2,000 to \$2,999	4,679	16.2%
\$3,000 or more	872	3.0%
Median monthly owners cost	\$1,448	
Median monthly owners cost as a percentage of household income	19.2	

Vital Statistics	Number	Rate
Births / rate per 1,000 women aged 15 to 44	1,638	55.6
Teen births / rate per 1,000 females 15-19	47	28.7
Deaths / rate per 100,000 population	1,469	932.3

Domestic Migration



Ohio County Profiles

Fairfield County

Agriculture

Land in farms (acres)	188,407
Number of farms	1,117
Average size (acres)	169
Total cash receipts	\$99,750,000
Per farm	\$89,302
Receipts for crops	\$77,395,000
Receipts for livestock/products	\$22,356,000

Education

Traditional public schools buildings	43
Students	25,637
Teachers (Full Time Equivalent)	1,549.3
Expenditures per student	\$9,294
Graduation rate	94.1
Community/charter schools buildings	0
Students	0
Teachers (Full Time Equivalent)	0.0
Expenditures per student	
Graduation rate	
Private schools	7
Students	1,421
4-year public universities	0
Regional campuses	1
2-year public colleges/satellites	0
Ohio Technical Centers	0
Private universities and colleges	0
Public libraries (Districts / Facilities)	3 / 8

Transportation

Registered motor vehicles	181,781
Passenger cars	120,718
Noncommercial trucks	28,578
Total license revenue	\$4,728,903.32
Permissive tax revenue	\$4,108,145.00
Interstate highway miles	2.38
Tumpike miles	0.00
U.S. highway miles	50.93
State highway miles	138.82
County, township, and municipal road miles	1,247.95
Commercial airports	2

Health Care

Physicians	298
Registered hospitals	2
Number of beds	255
Licensed nursing homes	8
Number of beds	757
Licensed residential care	10
Number of beds	814
Persons with health insurance (Aged 0 to 64)	93.2%
Adults with insurance (Aged 18 to 64)	92.1%
Children with insurance (Aged Under 19)	95.6%

Communications

Television stations	0
Radio stations	3
Daily newspapers	1
Circulation	3,479
Average monthly unique visitors	226,059
Weekly newspapers	0
Circulation	0
Average monthly unique visitors	0
Online only	0
Average monthly unique visitors	0

Crime

Total crimes reported in Uniform Crime Report	3,771
Violent crime	260
Property crime	3,511

Finance

FDIC insured financial institutions (HQs)	2
Assets (000)	\$382,953
Branch offices	42
Institutions represented	17

Transfer Payments

Total transfer payments	\$1,358,016,000
Payments to individuals	\$1,323,102,000
Retirement and disability	\$492,469,000
Medical payments	\$631,989,000
Income maintenance (Supplemental SSI, family assistance, food stamps, etc)	\$95,734,000
Unemployment benefits	\$10,115,000
Veterans benefits	\$60,581,000
Federal education and training assistance	\$18,967,000
Other payments to individuals	\$13,247,000
Total personal income	\$7,452,479,000
Dependency ratio	18.2%
(Percent of income from transfer payments)	

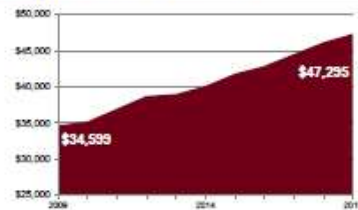
Voting

Number of registered voters	109,176
Voted in 2020 election	84,061
Percent turnout	77.0%

State Parks, Forests, Nature Preserves, Scenic Waterways, And Wildlife Areas

Areas/Facilities	13
Acres	5,009

Per Capita Personal Income



Ohio County Profiles

Fairfield County

Civilian Labor Force	2020	2019	2018	2017	2016
Civilian labor force	78,600	78,900	77,400	77,400	76,300
Employed	73,400	76,000	74,200	74,100	72,900
Unemployed	5,200	3,000	3,100	3,300	3,300
Unemployment rate	6.6	3.8	4.1	4.3	4.3

Establishments, Employment, and Wages by Sector: 2019

Industrial Sector	Number of Establishments	Average Employment	Total Wages	Average Weekly Wage
Private Sector	2,875	37,318	\$1,421,934,857	\$733
Goods-Producing	469	6,904	\$363,660,069	\$1,013
Natural Resources and Mining	24	80	\$2,269,902	\$548
Construction	337	2,575	\$137,450,636	\$1,027
Manufacturing	108	4,250	\$223,939,531	\$1,013
Service-Providing	2,406	30,413	\$1,058,274,788	\$669
Trade, Transportation and Utilities	634	8,594	\$269,595,635	\$648
Information	37	249	\$9,279,393	\$717
Financial Services	307	1,192	\$58,410,676	\$943
Professional and Business Services	477	4,396	\$182,427,701	\$798
Education and Health Services	392	7,740	\$359,589,514	\$893
Leisure and Hospitality	326	6,719	\$108,216,015	\$310
Other Services	227	1,518	\$50,554,613	\$641
Federal Government		243	\$14,630,072	\$1,160
State Government		718	\$41,837,644	\$1,121
Local Government		5,770	\$277,255,358	\$924

Private Sector total includes unclassified establishments not shown.

Change Since 2013

Private Sector	10.3%	7.5%	23.4%	14.9%
Goods-Producing	12.7%	13.7%	23.7%	8.8%
Natural Resources and Mining	20.0%	-20.0%	-51.0%	-38.4%
Construction	18.7%	38.9%	68.1%	21.1%
Manufacturing	-3.6%	3.2%	7.9%	4.5%
Service-Producing	9.9%	6.2%	23.3%	16.1%
Trade, Transportation and Utilities	5.1%	-1.1%	15.4%	16.8%
Information	37.0%	-3.5%	-24.0%	-21.3%
Financial Services	12.0%	4.8%	35.5%	29.4%
Professional and Business Services	17.8%	-7.6%	10.6%	19.6%
Education and Health Services	19.9%	13.9%	33.6%	17.2%
Leisure and Hospitality	7.9%	19.1%	36.9%	15.2%
Other Services	-6.6%	12.4%	32.1%	17.6%
Federal Government		5.7%	10.1%	4.2%
State Government		-15.5%	15.3%	36.5%
Local Government		6.2%	23.0%	15.8%

Residential

Construction	2020	2019	2018	2017	2016
Total units	744	551	682	671	454
Total valuation (000)	\$204,897	\$139,506	\$152,815	\$133,189	\$108,485
Total single-unit bldgs	633	497	565	442	376
Average cost per unit	\$309,411	\$266,677	\$254,569	\$272,701	\$274,108
Total multi-unit bldg units	111	54	117	229	78
Average cost per unit	\$81,438	\$129,034	\$76,782	\$55,265	\$69,487

26. Sale History of the Subject Property

The subject property is entirely titled to Ron L. Johnston and Judith L. Stella. There have been no recorded transfers of the subject property within the previous five years per a review of public records and the property is not known to be offered for sale.

Use History:

The subject property is being used for single-family residential purposes.

Rental History:

The subject property has historically been used for residential owner occupancy or related purposes.

27. State the Use of the Real Estate Existing as of the Date of Value and the Use of the Real Estate Reflected in the Appraisal.

The subject property is comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360036700 and is entirely titled to Ron L. Johnston and Judith L. Stella. The site is located off the east side of Pickerington Road, south of US 33, and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 0.630 gross acres of which 0.114 acres are located within present right-of-way indicating a net acreage of 0.516 acres. The site is improved with a 1,080+/- sq.ft. 1.5-story single-family residence with supporting site improvements that was originally constructed circa 1900 and is addressed as 6920 Pickerington Road, Carroll, Ohio 43112.

28. Site Plan Sketch Reflecting Property – Before the Take

Property Sketch – Before Taking



North

Sketch not to scale
Dimensions per ROW Plans and Fairfield County Auditor

29. Site Description – Before the Taking

The subject property is comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360036700 and is entirely titled to Ron L. Johnston and Judith L. Stella. The site is located off the east side of Pickerington Road, south of US 33, and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 0.630 gross acres of which 0.114 acres are located within present right-of-way indicating a net acreage of 0.516 acres. The site is improved with a 1,080+/- sq.ft. 1.5-story single-family residence with supporting site improvements that was originally constructed circa 1900 and is addressed as 6920 Pickerington Road, Carroll, Ohio 43112.

Size:

0.630 Gross Acres

0.114 PRO Acres

0.516 Net Acres

The subject property is rectangular in configuration and the dimensions are as follows:

132.65+/- Feet (North Property Line)

165.00+/- Feet (East Property Line)

132.56+/- Feet (South Property Line)

165.09+/- Feet (West Property Line Fronting on Pickerington Road)

Access: The subject property's building improvement is accessed via a driveway off the east side of Pickerington Road.

Topography, Drainage and Soil Conditions

The subject site is relatively level and at-grade with adjacent roadways and properties. There were no drainage issues observed at the time of inspection. Site drainage is assumed to be adequate. No soil or subsoil tests have been provided; however, soil conditions appear to be adequate to support the present improvements as well as any proposed development.

The existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. Hazardous materials may affect the value of the subject property. The value estimate reported herein has been estimated on the assumption that there is no such material on or in the property that would cause a loss in value. The client is urged to retain an expert in this field, if desired.

Availability and Description of Utilities

The property is currently serviced by on-site well and septic systems. Per information provided by Mr. Jeff Camechis with the Fairfield County Engineer's office, public water and sanitary sewer services are in the area and available to the subject property.

Flood Plain

Per FEMA Flood Insurance Rate Map 39045C0130H, dated July 19, 2018, the property is not located within a known 100-year flood hazard area.

Zoning

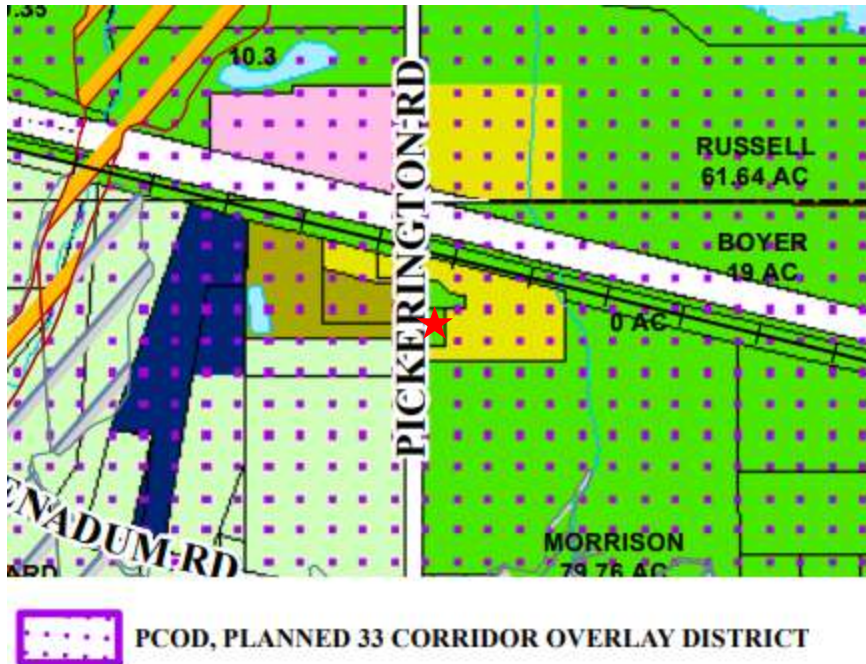
Per the Violet Township Zoning Department, the subject property is zoned R-1, Single Family Residential (Moderate Density) District.

Permitted uses in the R-1 District include single family dwelling and accessory buildings or uses in association with an existing single-family dwelling. Conditional uses include but are not limited to churches and cemeteries; community halls; governmental buildings (with exceptions); hospitals, health clinics, and nursing homes; elementary and secondary schools; and public recreational buildings.

The R-1 district minimum site requirements are as follows:

- Minimum lot area: Twenty thousand (20,000) square feet.
- Minimum lot width: One hundred (100) feet. Lots more than two acres minimum is one hundred twenty-five (125) feet.
- Minimum front yard depth: Fifty (50) feet from the dedicated right-of-way line or right-of-way easement.
- Minimum parking area: One 9' x 20' space per dwelling unit.
- Minimum side yard: Fifteen (15) feet between each side lot line and the dwelling.
- Minimum rear yard: Fifty (50) feet between the rear lot line and the dwelling.
- Height regulations: Fourteen (14) feet.
- Minimum Percent of Lot Covered: One-half acre or less 30%; Greater than one-half acre 15% or 6,500 sq.ft., whichever is greater.
- Minimum size of living unit: 1,150 sq.ft. ground and/or first floor; or 900 sq.ft. first floor if overall square footage is 1,350 sq.ft. or more on two or three levels.

Additionally, per a review of the Violet Township Zoning District Map, the subject property is located within the PCOD, Planned 33 Corridor Overlay District as indicated with a red star below.



The purpose of the PCOD Overlay District is to further the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting public and utility services, and encouraging innovation in the planning and building of appropriate types of commercial and light industrial development.

Overall, the subject is a legally conforming site “as vacant”, however, the subject’s residential improvement does not meet the minimum setback requirement of 50 feet or minimum living unit size and is therefore considered to represent a legal, non-conforming use for the purposes of this appraisal report.

Future Land Use Plan

The subject is located in an area targeted for Business, Logistics, and Manufacturing uses per the Year 2022 Violet Township Comprehensive Plan.

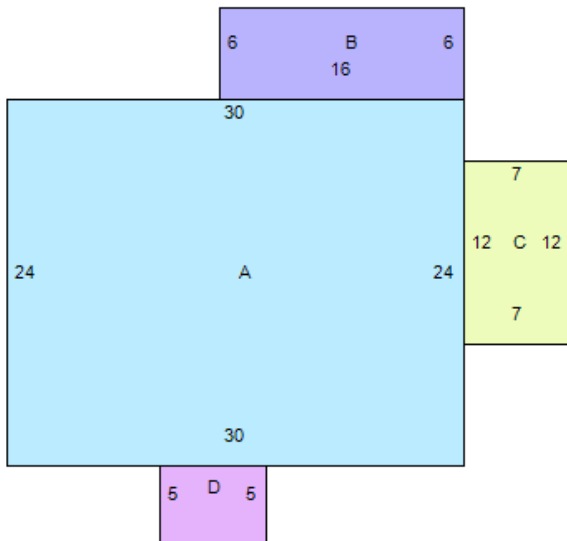
Easements/Encroachments/Restrictions

There are no easements or deed restrictions of which the appraiser is aware that would significantly impact the use or marketability of the property. No responsibility is assumed by the appraiser for title and/or property conditions resulting from legal and title data regarding the subject property that may be incomplete, in error, or omitted. No encroachments were noted.

In Summary

In summary, the subject property is comprised of one parcel located off the east side of Pickerington Road, south of US 33, and north of Benadum Road within Violet Township, Fairfield County, Ohio; is rectangular in configuration; and contains 0.630 gross/0.516 net acres. The property is zoned for residential purposes; has access to public utilities including public water and sanitary sewer; is generally level and at-grade with neighboring streets and throughfares; and is considered to be a legal, non-conforming use.

30. Building/Floor Plan Sketch – Before the Taking



Room Type	Area
A Main Area	720
B E PORCH ENCLOSED FRAME	96
C E PORCH ENCLOSED MASONRY PORCH	84
D E PORCH ENCLOSED MASONRY PORCH	35

31. Building Description – Before the Taking

Per public records information and an interior and exterior inspection, the subject property is improved with a 1,080+/- sq.ft. 1.5-story single-family residence with supporting site improvements that was originally constructed circa 1900. The exterior of the residence features wrap siding; metal roof cover; aluminum gutters and downspouts; and wood frame windows.

The first floor of the residence is comprised of a living room, kitchen within eating area, dining room, one bedroom and one full bathroom. The second floor is comprised of a bedroom and open area.

Interior finishes are comprised of combination plaster, drywall and wood panel walls, plaster and drywall ceilings, wood doors, painted wood trim, and hardwood and laminate tile floor covers. The kitchen features wood cabinetry and laminate counter tops. The bath features a shower/tub combination with plastic surround and a single bowl pedestal sink.

The residence is constructed on an unfinished basement foundation and is heated and cooled by FA/CAC.

Additional site improvements include a detached two-car garage containing 528+/- sq.ft., porches, a gravel drive, grass lawn and some fencing. There is additionally a shed and above-ground pool, a wood shed containing 155+/- sq.ft. and an additional shed containing 140+/- sq.ft.

Overall, the residence was constructed with average quality materials and is in fair condition.

Photographs of the subject property are located within Section 10 of this report. No external or functional obsolescence were noted.

(a) Property is Leased Yes [] No [X]

32. Legal and Political Constraints – Before the Taking

(a) Zoning

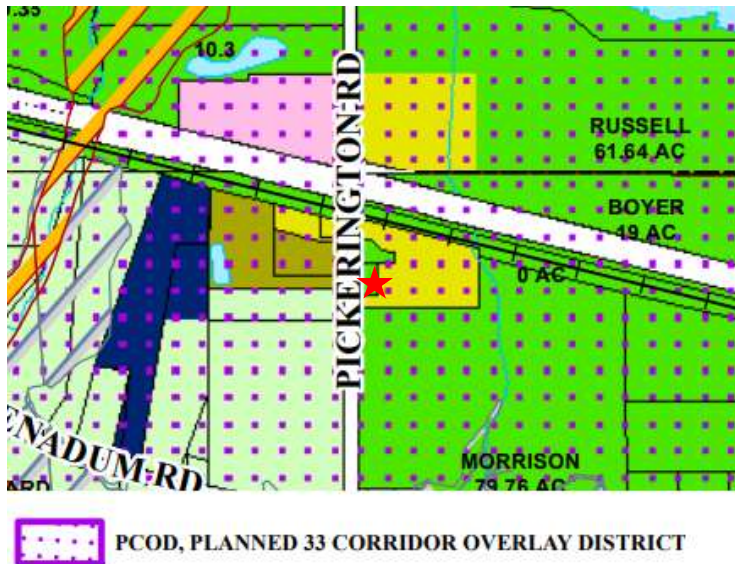
Per the Violet Township Zoning Department, the subject property is zoned R-1, Single Family Residential (Moderate Density) District.

Permitted uses in the R-1 District include single family dwelling and accessory buildings or uses in association with an existing single family dwelling. Conditional uses include but are not limited to churches and cemeteries; community halls; governmental buildings (with exceptions); hospitals, health clinics, and nursing homes; elementary and secondary schools; and public recreational buildings.

The R-1 district minimum site requirements are as follows:

- Minimum lot area: Twenty thousand (20,000) square feet.
- Minimum lot width: One hundred (100) feet. Lots more than two acres minimum is one hundred twenty-five (125) feet.
- Minimum front yard depth: Fifty (50) feet from the dedicated right-of-way line or right-of-way easement.
- Minimum parking area: One 9' x 20' space per dwelling unit.
- Minimum side yard: Fifteen (15) feet between each side lot line and the dwelling.
- Minimum rear yard: Fifty (50) feet between the rear lot line and the dwelling.
- Height regulations: Fourteen (14) feet.
- Minimum Percent of Lot Covered: One-half acre or less 30%; Greater than one-half acre 15% or 6,500 sq.ft., whichever is greater.
- Minimum size of living unit: 1,150 sq.ft. ground and/or first floor; or 900 sq.ft. first floor if overall square footage is 1,350 sq.ft. or more on two or three levels.

Additionally, per a review of the Violet Township Zoning District Map, the subject property is located within the PCOD, Planned 33 Corridor Overlay District as indicated with a red star below.



The purpose of the PCOD Overlay District is to further the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting public and utility services, and encouraging innovation in the planning and building of appropriate types of commercial and light industrial development.

Overall, the subject is a legally conforming site “as vacant”, however, the subject’s residential improvement does not meet the minimum setback requirement of 50 feet or minimum living unit size and is therefore considered to represent a legal, non-conforming use for the purposes of this appraisal report.

(b) Does overall property conform to zoning code Yes [] No [X]

(c) Land Use Plan: The subject is located in an area targeted for Business, Logistics, and Manufacturing uses per the Year 2022 Violet Township Comprehensive Plan.

(d) Tax Assessment and Annual Real Estate Taxes for the subject property are provided below:

Current Tax Informaion							
<u>Parcel</u>	<u>Appraised Value</u>			<u>Assessed Value</u>			<u>Annual Taxes</u>
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>	
360036700	\$55,520	\$69,550	\$125,070	\$19,430	\$24,340	\$43,770	\$2,038.42

33. Highest and Best Use – Before the Taking

(a) Present use of the property: Single-Family Residential

(b) Definition of Highest and Best Use

The “Highest and Best Use” Concept is defined as:

“The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.” *Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Ed., Page 88 (Chicago: Appraisal Institute, 2022).*

(c) The Highest and Best Use As Vacant

Legally Permissible

Zoning is an important consideration in estimating the highest and best use of a site, as it generally represents what is legally permissible. Per the Violet Township zoning map, the subject property is zoned R-1, Single Family Residential (Moderate Density) District and is located within the PCOD, Planned 33 Corridor Overlay District. The subject property’s improvements are considered to represent a legal non-conforming use. The site “as vacant” is considered to be a legal-conforming site.

Physically Possible

The property is relatively level and at-grade with adjacent parcels and thoroughfares. The subject property is not located within a 100-year flood hazard area and it has access to public utilities including public water and sanitary sewer.

Based on the factors cited above, the legally permissible uses appear to conform to the configuration and size of the subject site and are considered physically possible.

Economic Feasibility and Maximally Productive

Economic feasibility is achieved when there is evidence of sales activity in the subject's neighborhood. The maximally productive use of the property is the use that results in the highest and most productive economic value of the property.

The subject is located within a rural character area of Fairfield County that is witnessing a growing demand for residential and business/industrial uses along the US 33 corridor emanating from the Franklin County/City of Columbus area. US 33 is a major freeway for the area providing access from the southeastern portions of Ohio through the city of Columbus area and is an attractive amenity for the area.

The subject’s immediate area is primarily comprised of rural residential, industrial, and commercial oriented tracts. The industrial and commercial tracts are typically local type uses such as garages, storage facilities, etc. There is industrial and commercial development occurring northwest of the subject area at the Hill Road/Diley Road interchange area and the Canal Winchester incorporated areas and is eventually predicted to extend southeast to the subject property area.

The highest and best use of the property “vacant and available” is therefore for residential development in conformance with existing zoning with the possible future industrial or commercial development in conformance with the current zoning and area trends.

(d) The Highest and Best Use As Improved

The highest and best use of the subject property “as improved” is subject to the same legally permissible, physically possible, financially feasible and maximally productive tests used as if the site is vacant and available.

The subject property is improved with a single-family residence with supporting site improvements. The existing improvements have historically been used for owner-occupancy purposes and appear to be in fair condition; they rest comfortably on the property; and represent a legal non-conforming use.

The property may eventually be used for commercial purposes; however, the prices being paid for commercial or office dwellings do not exceed the value of the property as used as a residential homestead as evidenced by recent sales activity exhibited below.

<u>Sale</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Sq.Ft.</u>	<u>Year Built</u>	<u>\$/SF</u>
<i>Subject</i>	<i>6920 Pickerington Road NW Violet Township, Fairfield County, Ohio</i>	<i>N/A</i>	<i>N/A</i>	<i>1,080</i>	<i>Old</i>	<i>N/A</i>
1	20 Columbus Street Village of Lithopolis, Fairfield County, Ohio	Nov-21	\$307,500	3,388	Old	\$90.76
2	108 Hill Road North Pickerington, Fairfield County, Ohio	Oct-22	\$380,000	2,230	Old/Rem. 1965	\$170.40

The subject’s concluded market value via the sales comparison approach as a single-family residence is \$150,000 (\$139+/- per sq.ft.).

20 Columbus Street was appraised by HREA, Inc. and is comprised of (2) two-story dwellings featuring apartment areas and a commercial suite used as a photography studio. The building is old and the interior was in average condition superior to the subject.

108 Hill Road North is occupied by a salon and features a paved parking area and is in superior condition as the subject. Additionally, the property’s location within the business district of Pickerington is far superior than the subject’s location.

In summary, the current improvements provide value in excess of the underlying lot value. The highest and best use “as improved” is therefore as the property presently improved with the single-family residence and supporting site improvements with the potential for future use as a commercial and/or office dwelling oriented use.

34. PART 3: VALUATION BEFORE THE TAKING

35. Estimate of Land Value – Before the Taking

The sales comparison approach is “The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available.” *Appraisal Institute, The Dictionary of Real Estate Appraisal Page 170 (7th Ed. 2022).*

This process analyzes sales of similar, recently-sold properties in order to derive an indication of the most-probable sale price of the property being appraised.

The reliability of this technique is dependent upon the following.

- A) The availability of comparable sales data.
- B) The verification of sales data.
- C) The degree of comparability or extent of adjustment necessary for time differences.
- D) The absence of non-typical conditions affecting the sale price.

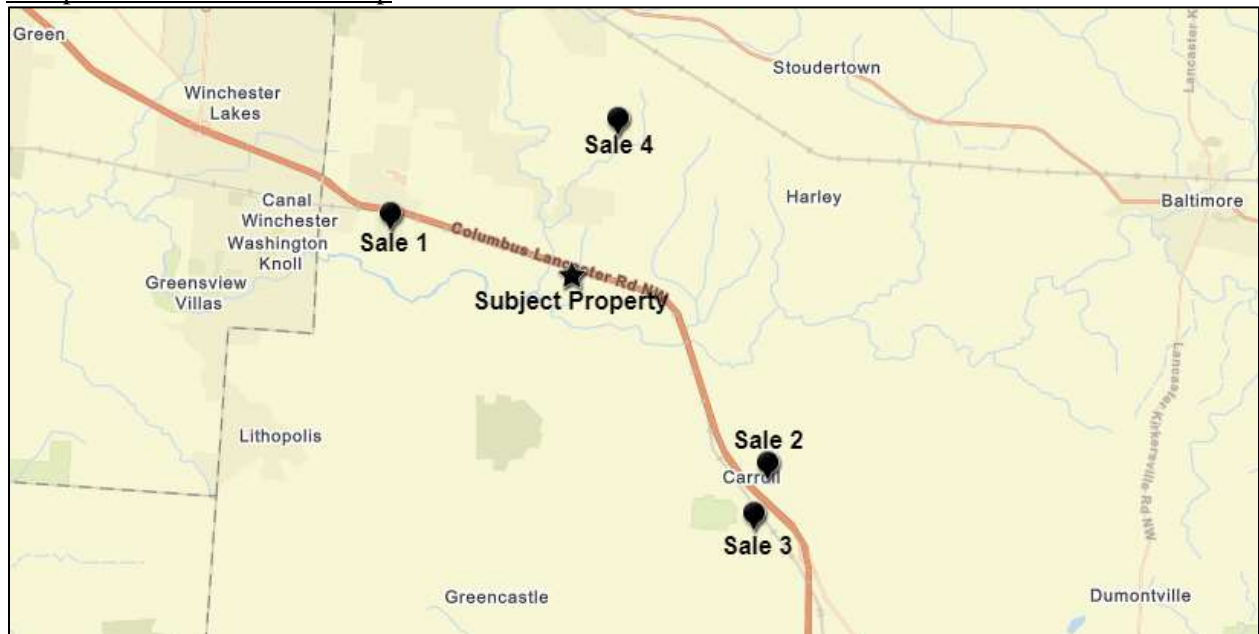
The market value of the subject property was determined utilizing comparable sales of similar sites located within the subject’s market area and in competing areas. Located on the following pages is a comparable sales location map and complete summaries of the sales used in this analysis. A land sales adjustment grid chart and a discussion of the sales analysis follows.

The sales were compared to the subject on a sale price per lot basis.

Salient Summary Grid

<u>Sale</u>	<u>Location</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Size (Net Acres)</u>	<u>\$/Lot</u>
<i>Subject</i>	<i>Pickerington Road Violet Township, Fairfield County, Ohio</i>	<i>N/A</i>	<i>N/A</i>	<i>0.5160</i>	<i>N/A</i>
1	SWC Waterloo Place Road and Waterloo-Eastern Court Violet Township, Fairfield County, Ohio	Aug-21	\$42,400	0.377	\$42,400
2	Beaver Street Village of Carroll, Fairfield County, Ohio	Feb-21	\$36,000	0.2560	\$36,000
3	Carroll Southern Road Greenfield Township, Fairfield County, Ohio	May-23	\$60,000	0.690	\$60,000
4	Busey Road NW Violet Township, Fairfield County, Ohio	Jan-22	\$95,000	1.291	\$95,000

Comparable Sales Location Map



Land Sale No. 1

- 1) Address: 7025 Waterloo Place Road
- 2) County: Fairfield County
- 3) City: N/A
- 4) Township: Violet Township
- 5) School District: Canal Winchester LSD
- 6) Recording Data: Parcel Number 03-70215-200
- 7) Grantor: Fairfield County Land Reutilization Corporation
- 8) Grantee: Anthony Joseph Hebdo and Brianne Nicole Hebdo
- 9) Date of Transaction: August 4, 2021
- 10) Date Inspected: January 12, 2024
- 11) Dimensions: Irregular (see sketch)
- 12) Size: 0.527± Gross/0.377± Net Acres (16,422+/- Sq.Ft.)
- 13) Topography: Generally Level/Gently Rolling
- 14) Cash Equivalent Sale Price: \$42,400
- 15) Unit Price: **\$112,467/Net Acre (\$2.58/Sq.Ft.)**
- 16) Type of Instrument: Warranty Deed #202100020235

- 17) Location Description:
The site comprises the southwest corner of the intersection of Waterloo Place Road and Waterloo-Eastern Court, just north of Hill Road within Violet Township, Fairfield County, Ohio.

- 18) Zoning: R-1, Single Family Residential District
- 19) FEMA Flood Plain: Not Located within a 100-year flood hazard;
FEMA Map #39045C0110G, dated January 6, 2012
- 20) Present Use: Vacant Land
- 21) Highest and Best Use: Single-Family
- 22) Type of Financing: Conventional-The Vinton County National Bank,
\$37,400
- 23) Encumbrances: Typical
- 24) Type of Improvements: None
- 25) Utilities: Private Well and Septic

- 26) Verification:
Name: Rose Oberst
Relationship to Sale: Buyer's Agent
Date Verified: January of 2024
Telephone Number: (614) 440-4624
Person who Verified Sale: G. Franklin Hinkle, II
Conditions of Sale: Arm's-Length

- 27) Motivation of Parties: SFR Development
- 28) Analysis of Pertinent Information: N/A

Remarks: The site features 0.527± gross/0.377± net acres (per Auditor GIS calculations) and comprises the southwest corner of the intersection of Waterloo Place Road and Waterloo-Eastern Court, just north of Hill Road within Violet Township, Fairfield County, Ohio. The property is irregular in configuration and features a gently rolling topography. The site was vacant at the time of sale. Canal Winchester LSD services this property. The site is addressed as 7025 Waterloo Place, Canal Winchester, Ohio 43110.

- 29) Sketch of the property



Image courtesy of Fairfield County Auditor



30) Map of Closest Intersection



31) Photograph of Comparable Sale



Land Sale No. 2

- 1) Address: 62 S. Beaver Street
- 2) County: Fairfield County
- 3) City: Carroll
- 4) Township: N/A
- 5) School District: Bloom-Carroll LSD
- 6) Recording Data: Parcel Numbers 01-60138-000 and 01-60141-700
- 7) Grantor: Terry L. Coakley
- 8) Grantee: NJM Real Estate, LLC
- 9) Date of Transaction: February 4, 2021
- 10) Date Inspected: January 12, 2024
- 11) Dimensions: Irregular (see sketch)
- 12) Size: 0.256± Gross/Net Acres (11,157+/- Sq.Ft.) (Per Deed)
- 13) Topography: Rolls to the Rear
- 14) Cash Equivalent Sale Price: \$36,000
- 15) Unit Price: **\$140,625/Net Acre (\$3.23/Sq.Ft.)**
- 16) Type of Instrument: Warranty Deed #202100003333

- 17) Location Description:
The site is located off the west side of S. Beaver Street and the south side of Water Street, north of High Street NW within the Village of Carroll, Fairfield County, Ohio.

- 18) Zoning: Historic Village Single Family Residential District
- 19) FEMA Flood Plain: Not Located within a 100-year flood hazard;
FEMA Map #39045C0140G, dated January 6, 2012
- 20) Present Use: Vacant Land
- 21) Highest and Best Use: Single-Family
- 22) Type of Financing: Cash to Seller
- 23) Encumbrances: Typical
- 24) Type of Improvements: None
- 25) Utilities: All Public Available

- 26) Verification: Multiple Listing Service
Public Records

- 27) Motivation of Parties: SFR Development
- 28) Analysis of Pertinent Information: N/A

Remarks: The site was comprised of two lots containing a total of 0.256± gross/net acres, per the deed, located off the west side of S. Beaver Street and the south side of Water Street within the Village of Carroll, Fairfield County, Ohio. The property is irregular in configuration and features a level topography that rolls to its rear edge. The site was vacant at the time of sale. Bloom-Carroll LSD services this property. The site is addressed as 62 S. Beaver Street, Carroll, Ohio 43112.

Subsequent to the sale, the lots were assembled into one parcel that is now identified as Parcel Number 01-60138-000.

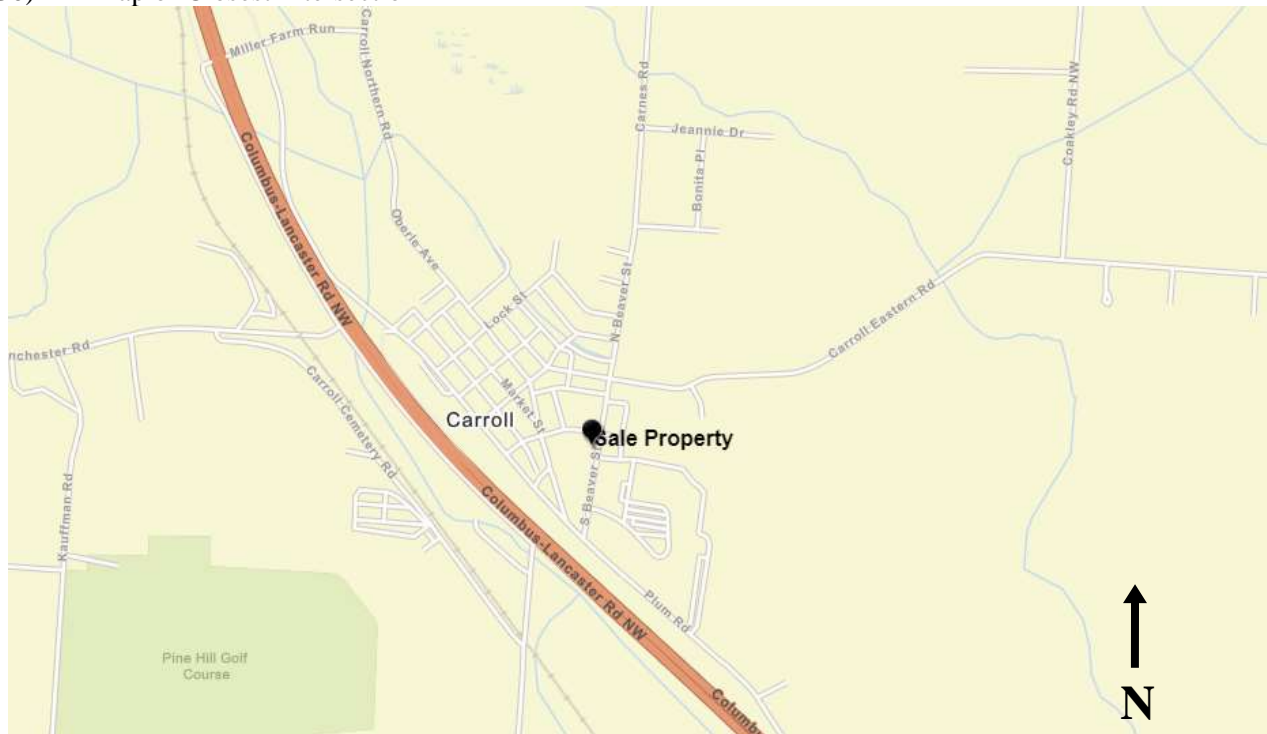
- 29) Sketch of the property



Image courtesy of Fairfield County Auditor



30) Map of Closest Intersection



31) Photograph of Property



Land Sale No. 3

- 1) Address: Carroll Southern Road
- 2) County: Fairfield County
- 3) City: N/A
- 4) Township: Greenfield
- 5) School District: Bloom-Carroll LSD
- 6) Recording Data: Parcel Number 01-30015-100
- 7) Grantor: Mark A. Root and Rosanna F. Root
- 8) Grantee: Eric P. Coots and Elizabeth D. Coots
- 9) Date of Transaction: May 24, 2023
- 10) Date Inspected: January 12, 2024
- 11) Dimensions: Rectangular (see sketch)
- 12) Size: 0.79± Gross/0.69± Net Acres (30,056+/- Sq.Ft.)
- 13) Topography: Rolling
- 14) Cash Equivalent Sale Price: \$60,000
- 15) Unit Price: **\$86,957/Net Acre (\$2.00/Sq.Ft.)**
- 16) Type of Instrument: Survivorship Deed #202300007860

- 17) Location Description:
The site is located off the west side of Carroll-Southern Road, north of Eagle Drive and south of Columbus-Lancaster Road (US 33) within Greenfield Township, Fairfield County, Ohio.

- 18) Zoning: R-1, Rural Residential District
- 19) FEMA Flood Plain: Not Located within a 100-year flood hazard;
FEMA Map #39045C0140G, dated January 6, 2012
- 20) Present Use: Vacant Land
- 21) Highest and Best Use: Single-Family
- 22) Type of Financing: Conventional-Vinton County National Bank, \$48,000
- 23) Encumbrances: Typical
- 24) Type of Improvements: None
- 25) Utilities: Private Well and Septic

- 26) Verification:
Name: Sherry Looney (740) 808-1607
Relationship to Sale: Listing Agent
Date Verified: January 9, 2024
Person who Verified Sale: G. Franklin Hinkle, II
Conditions of Sale: Arm's-Length

- 27) Motivation of Parties: SFR Development
- 28) Analysis of Pertinent Information: N/A

Remarks: The site features 0.79± gross/0.69± net acres (per Auditor GIS calculations) and is located off the west side of Carroll-Southern Road, north of Eagle Drive and south of Columbus-Lancaster Road (US 33) within Greenfield Township, Fairfield County, Ohio. The property is rectangular in configuration and has a generally rolling topography. The site was vacant at the time of sale. Bloom-Carroll LSD services this property.

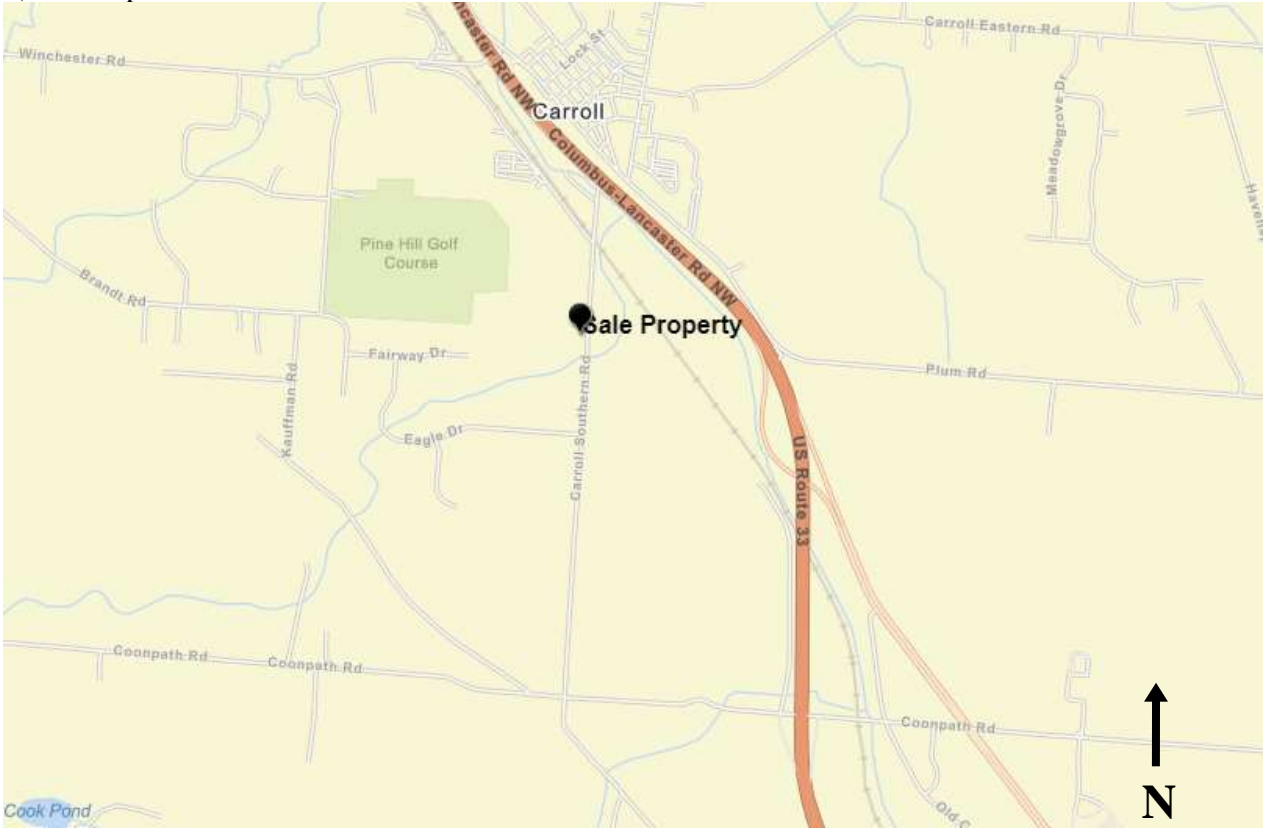
- 29) Sketch of the property



Image courtesy of Fairfield County Auditor



30) Map of Closest Intersection



31) Photograph of Property



Land Sale No. 4

- 1) Address: Busey Road NW
- 2) County: Fairfield County
- 3) City: N/A
- 4) Township: Violet
- 5) School District: Pickerington LSD
- 6) Recording Data: Parcel Number 03-60027-602
- 7) Grantor: Countrytyme Land Specialists Ltd.
- 8) Grantee: Michael L. Smith Jr. and Risa M. Thornton
- 9) Date of Transaction: January 21, 2022
- 10) Date Inspected: January 12, 2024
- 11) Dimensions: Irregular (see sketch)
- 12) Size: 1.391± Gross/1.291±Net Acres (56,236+/- Sq.Ft.)
- 13) Topography: Generally Level
- 14) Cash Equivalent Sale Price: \$95,000
- 15) Unit Price: **\$73,586/Net Acre (\$1.69/Sq.Ft.)**
- 16) Type of Instrument: Survivorship Deed #202200001809

- 17) Location Description:
The site is located off the north side of Busey Road NW, east of Pickerington Road and west of Allen Road within Violet Township, Fairfield County, Ohio.

- 18) Zoning: R-1, Single Family Residential District
- 19) FEMA Flood Plain: Not Located within a 100-year flood hazard;
FEMA Map #39045C0130H, dated July 19, 2018
- 20) Present Use: Vacant Land
- 21) Highest and Best Use: Single-Family
- 22) Type of Financing: Conventional-Vinton County National Bank, \$85,500
- 23) Encumbrances: Typical
- 24) Type of Improvements: None
- 25) Utilities: Private Well and Septic

- 26) Verification:
Name: Mark Garaham, PE
Relationship to Sale: Listing Agent
Date Verified: January of 2024
Telephone Number: (740) 475-6001
Person who Verified Sale: G. Franklin Hinkle, II
Conditions of Sale: Arm's-Length

- 27) Motivation of Parties: SFR Development
- 28) Analysis of Pertinent Information: N/A

Remarks: The site features 1.391± gross/1.291± net acres and is located off the north side of Busey Road NW, east of Pickerington Road and west of Allen Road within Violet Township, Fairfield County, Ohio. The property is irregular in configuration and features a generally level topography. The site was vacant at the time of sale. Pickerington LSD services this property.

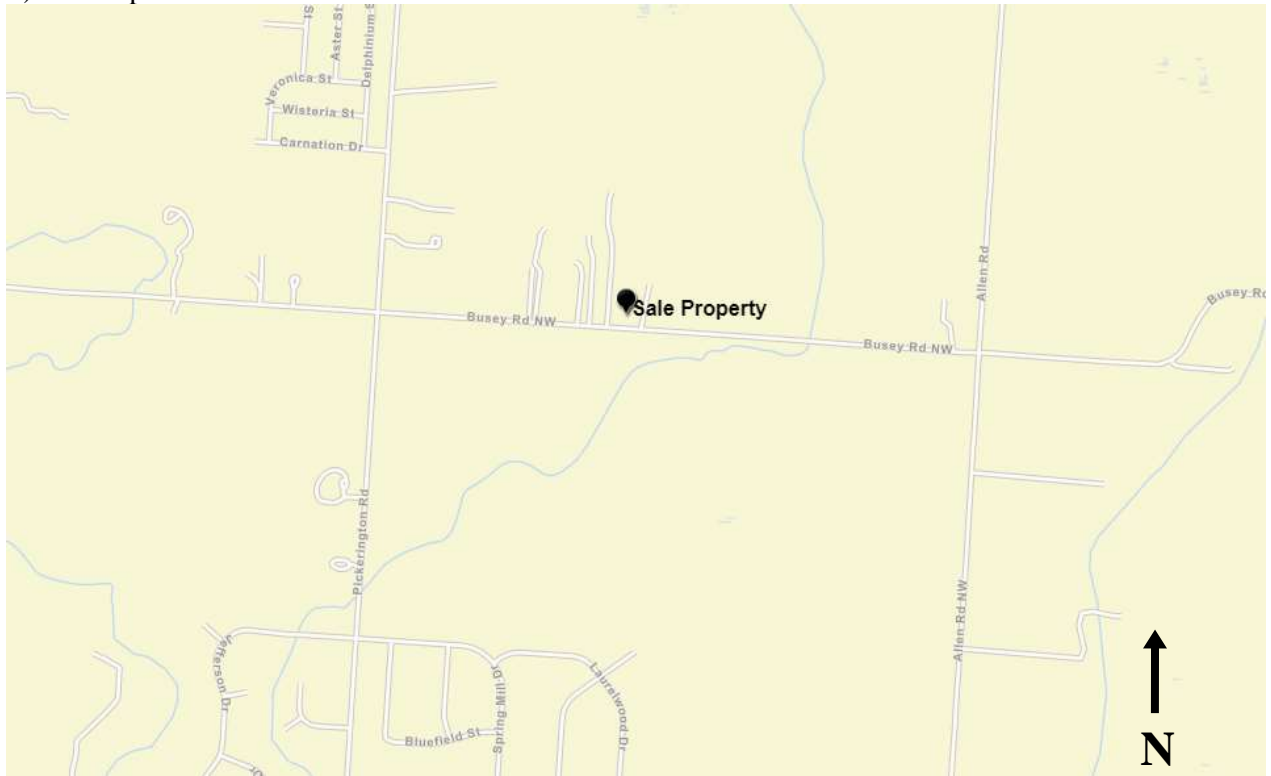
- 29) Sketch of the property



Image courtesy of Fairfield County Auditor



30) Map of Closest Intersection



31) Photograph of Property



Land Sales Adjustment Grid Chart

	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Location:	Pickerington Road Violet Township, Fairfield County, Ohio	SWC Waterloo Place Road and Waterloo-Eastern Court Violet Township, Fairfield County, Ohio	Beaver Street Village of Carroll, Fairfield County, Ohio	Carroll Southern Road Greenfield Township, Fairfield County, Ohio	Busey Road NW Violet Township, Fairfield County, Ohio
Land Size (Net Ac.):	0.650 Gross / 0.516 Net Acres				
Sale Date:		0.377 August-21	0.2560 February-21	0.690 May-23	1.291 January-22
Sale Price:		\$42,400	\$56,000	\$60,000	\$95,000
Indication (\$/Net Ac.):		\$112,467	\$140,625	\$86,957	\$73,586
Property Rights Conveyed:		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment:		\$0	\$0	\$0	\$0
Conditions of Sale:		Arm's Length	Arm's Length	Arm's Length	Arm's Length
Adjustment:		\$0	\$0	\$0	\$0
Expenditures after Purchase:		None Noted	None Noted	None Noted	None Noted
Adjustment:		\$0	\$0	\$0	\$0
Financing:		Conventional	Cash to Seller	Conventional	Conventional
Adjustment:		\$0	\$0	\$0	\$0
Market Conditions		Inferior	Inferior	Overall Comparable	Overall Inferior
Adjustment:		\$2,000	\$2,000	\$0	\$3,000
Market Conditions		\$2,000	\$2,000	\$0	\$3,000
Total Adjustments:		\$44,400	\$38,000	\$60,000	\$98,000
Adjusted Sale Price:		\$44,400	\$38,000	\$60,000	\$98,000
Adjusted Sale Price / Per Lot:		\$44,400	\$38,000	\$60,000	\$98,000
Applicable Adjustments					
Location/Zoning/Use:	Good/Residential	Overall Comparable	Overall Comparable	Overall Comparable	Overall Comparable
Adjustment:		0.00%	0.00%	0.00%	0.00%
Overall Location:	Average	Overall Comparable	Overall Comparable	Overall Comparable	Overall Comparable
Adjustment:		0.00%	0.00%	0.00%	0.00%
Topography/Amenities:	Level/Avg	Comparable	Comparable	Comparable	Comparable
Adjustment:		0.00%	0.00%	0.00%	0.00%
Utilities:	On-Site & All Public	Overall Comparable	Overall Comparable	Overall Comparable	Overall Comparable
Adjustment:		0.00%	0.00%	0.00%	0.00%
Configuration/Utility:	Rectangular/Average	Comparable	Comparable	Comparable	Comparable
Adjustment:		0.00%	0.00%	0.00%	0.00%
Land Size (Ac.):	0.650 Gross / 0.516 Net Acres	Overall Smaller	Overall Smaller	Overall Larger	Larger
Adjustment:		10.00%	10.00%	-10.00%	-35.00%
Total Net Adjustment:		10.00%	10.00%	-10.00%	-35.00%
Indicated Market Value Per Ac.:		\$48,840	\$41,800	\$54,000	\$63,700
Mean:		\$52,085			
Median:		\$51,420			

35. Estimate of Land Value – Before the Taking (Continued)

As a basis for estimating the value of the subject site, a search was made of the subject’s immediate area and competing areas of Fairfield County in efforts to locate sites exhibiting similar characteristics as the subject. Due to the lack of market activity, the comparable sales search was expanded beyond one year and to competing areas. Four land sales were located from which a reliable indication of market value could be estimated.

Before beginning a discussion of the individual sales, an overview of the adjustments considered will be discussed.

Property rights adjustments reflect differences in interest purchased (Lease Fee, Leasehold, etc.). No adjustment is warranted.

Conditions of sale adjustments reflect differences in purchase motivations. A foreclosure, a forced sale, or an adjacent owner may indicate something other than an arm’s-length/fair market transaction. Each sale was based on market value indications and no adjustments are warranted.

Expenditures after purchase adjustments reflect any cost incurred by the Grantee after purchase that would correspond with the cash equivalent sale price of the subject property. No adjustment is warranted.

Financing adjustments take into consideration below market financing and its effect on property value. There are no indications that the properties were sold with below market financing. No adjustment is warranted.

Market Conditions Adjustment:

A market/time adjustment could not be extracted from recent land sales and they are consistent with current offering prices of similar sites. However, properties transferring prior to year 2022 are adjusted upward for their transfers within inferior market times.

Additional Adjustments

Additional adjustments for location, land size, features and amenities, and zoning were considered. For discussion, the property is adjacent to rural oriented industrial and rural commercial uses and the property has potential for future commercial oriented development. However, the highest and best use of the property remains for residential use per a review of market activity and the analysis and market value estimate conforms to the theory of “Consistent Use”.

After adjustments, the four sales indicate applicable market values of \$48,840, \$41,800, \$54,000, and \$63,700 per lot.

A market value of \$50,000 is concluded.

**Market Value of Land Area via
Sales Comparison Approach to Value:**

\$50,000

36. Cost Approach – Before the Take

The cost approach is defined as “a set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of, or replacement for, the existing structure plus entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised” *Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Ed., Page 43 (Chicago: Appraisal Institute, 2022).*

The cost approach to value is not presented in this analysis due to the older age of the subject property. The inherent difficulty and subjectivity in estimating the accrued depreciation from all sources renders any value indicated by the cost approach unreliable. Further, market participants are not basing their purchase decisions upon the replacement cost new less depreciation for these type properties, they are primarily basing their decisions upon the recent prices paid for similar properties. A cost analysis is used to estimate the contributory value of the building improvements for allocation purposes only.

The cost new of the buildings were derived via the SwiftEstimator service by CoreLogic/Marshall Swift. The cost summary is provided within the addendum of this appraisal report.

<u>Improvement</u>	<u>Value</u>	<u>% Depreciated</u>	<u>Indication</u>	<u>Cost Reference</u>
Single-Family Residence	\$155,729	60%	\$62,295	SwiftEstimator
528 SF Detached Garage	\$24,108	50%	\$12,055	SwiftEstimator
155+/- SF Wood Shed	\$5,038	75%	\$1,260	SwiftEstimator
140+/- SF Metal Shed	\$2,219	15%	<u>\$1,890</u>	SwiftEstimator
		Total:	\$77,500	

Market Value Indication Via Cost Approach to Value:

N/A

37. Sales Comparison Approach – Before the Taking

The improved sales comparison approach is a process in which a market value estimate is derived by analyzing the sales of similar properties and comparing them to the subject property. Estimates of cost, depreciation, and other value parameters may be derived in the other approaches to value using comparative techniques. These comparative techniques of analysis applied in the sales comparison approach are fundamental to the valuation process.

The sales comparison approach is generally applied in the following steps:

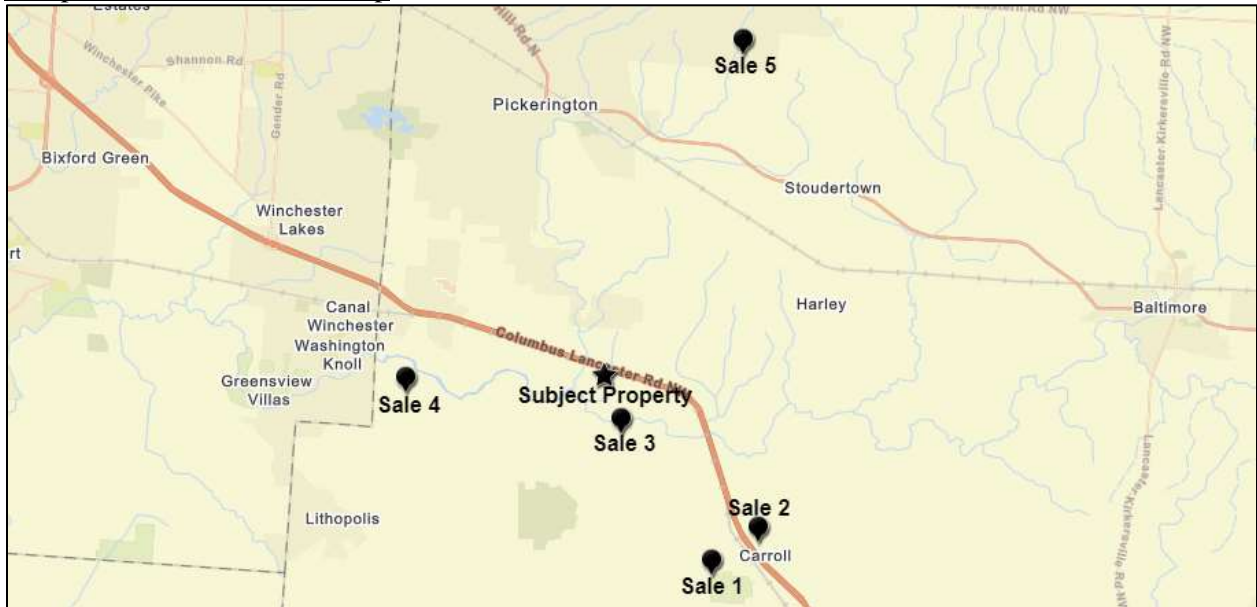
1. Research the market to obtain information about transactions, listings, and other offerings of properties similar to the subject property.
2. Verify the accuracy of the information by considering whether the data obtained is factually accurate and reflects arm's length market considerations. Information is verified by consulting a knowledgeable source, typically one of the participants in the transaction.
3. Determine the relevant units of comparison (e.g., per acre, per square foot, income multiplier) and develop a comparative analysis for each unit.
4. Compare the subject and the comparable sales according to the elements of comparison and adjust the sale price of each comparable appropriately.
5. Reconcile the multiple value indications that result from the comparables into a single value indication or a valuation range.

In the market data search for recent sales comparisons, the current market is investigated; and comparable sales capable of providing a reliable indication of value for the subject property are identified. Once this data is compiled, an appropriate unit of comparison or common denominator typical for the type of property is selected in order that the sales may be analyzed and related to the subject. In the analysis, the indicated units of comparison are adjusted to allow for differences relative to financing terms, conditions of sale, market conditions, location, and physical characteristics which might influence the sale price.

Salient Summary Grid

<u>Sale</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Sq.Ft.</u>	<u>Bed/Bath</u>	<u>Year Built</u>	<u>\$/SF</u>
Subject	6920 Pickerington Road NW Violet Township, Fairfield County, Ohio	N/A	N/A	1,080	2 Beds/1 Bath	Old	N/A
1	4161 Kauffman Road NW Bloom Township, Fairfield County, Ohio	May-23	\$135,000	1,140	3 Beds/1 Bath	Old/Rem. 1974	\$118.42
2	56 Mill Street Village of Carroll, Fairfield County, Ohio	May-23	\$165,000	1,078	3 Beds/1 Bath	Old	\$153.06
3	6096 Pickerington Road NW Violet Township, Fairfield County, Ohio	Mar-23	\$140,000	864	2 Beds/1 Bath	Old/Rem. 1980	\$162.04
4	10535 Winchester Road NW Violet Township, Fairfield County, Ohio	Jul-23	\$140,500	1,204	3 Beds/1 Bath	1942, Rem. 1968	\$116.69
5	11155 Saylor Road Violet Township, Fairfield County, Ohio	May-22	\$195,000	960	3 Beds/1 Bath	1961	\$203.13

Comparable Sales Location Map



Improved Sale Number One

- 1) Address/Location: 4161 Kauffman Road NW
Bloom Township, Fairfield County, Ohio
- 2) Instrument: General Warranty Deed – 202300008209
- 3) Parcel Number: 0080152200
- 4) Grantor: Donald B. Richardson and Carolyn M. Richardson
- 5) Grantee: Albert L. Moore, Trustee
- 6) Sale Price: \$135,000 (Cash Equivalent Sale Price)
- 7) Unit Price: \$118.42 per SF
- 8) Date of Transaction: May 17, 2023
- 9) Date Inspected: January 10, 2024
- 10) Present Use: Residential
- 11) Highest and Best Use: As Improved
- 12) Property Rights Conveyed: Fee Simple
- 13) Financing: Cash to Seller
- 14) Conditions of Sale: Arm's Length
- 15) Style: 1.5-Story
- 16) Gross Living Area: 1,140 SF
- 17) Beds/Baths: 3 Beds, 1 Bath
- 18) Basement: Cellar/Unfinished
- 19) HVAC: Baseboard/No CAC
- 20) Const. Quality/Condition: Average/Fair
- 21) Age: Circa 1900, Rem. 1974/Old
- 22) Lot Size: 1.05+/- Net Acres
- 23) Topography/Shape: Generally Level/Rectangular
- 24) Flood Plain Data: Not Located Within 100-Year Flood Hazard
- 25) Zoning: R-R – Rural Residential
- 26) Utilities: Private Water and On-Site Septic
- 27) Access: Kauffman Road NW
- 28) Encumbrances: None noted
- 29) Legal Description: Castlewood Sub South Lot 3

- 30) Verification: Kimberly Kovacs, Listing Agent
Coldwell Banker Realty
(614) 893-1136
Verified By: G. Franklin Hinkle, II
Date Verified: January 8, 2024

- 31) Motivation of Grantee: Owner Occupancy

32) Remarks:

The property comprise the southwest corner of the intersection of Castlewood Drive S and Kauffman Road NW, east of Pickerington Road, within Bloom Township, Fairfield County, Ohio and is improved with a 1,140+/- sq.ft. 1.5-story residence constructed circa 1900 and remodeled in 1974 per the Auditor. The residence features a three-season room. The site is also improved with a detached one-car garage.

33) Property Sketch



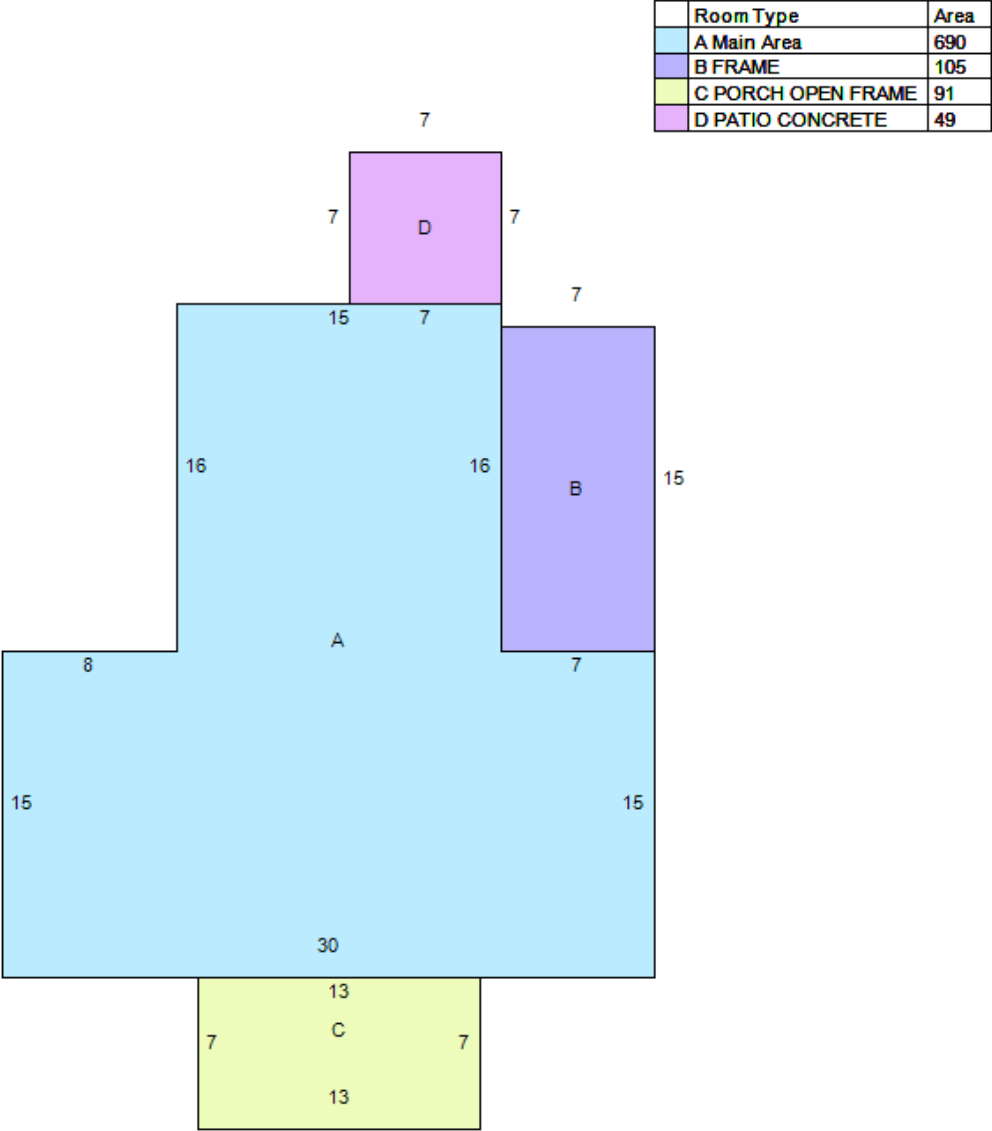
34) Map showing the nearest intersection



35) Photograph of Property



36) Building Sketch



Room Type	Area
A Main Area	690
B FRAME	105
C PORCH OPEN FRAME	91
D PATIO CONCRETE	49

Improved Sale Number Two

- 1) Address/Location: 56 Mill Street
Village of Carroll, Fairfield County, Ohio
- 2) Instrument: Fiduciary Deed – 202300008218
- 3) Parcel Number: 0160142100
- 4) Grantor: Angela Benson, Executor et al.
- 5) Grantee: Spencer Harris Kussmaul
- 6) Sale Price: \$165,000 (Cash Equivalent Sale Price)
- 7) Unit Price: \$153.06 per SF
- 8) Date of Transaction: May 25, 2023
- 9) Date Inspected: January 10, 2024
- 10) Present Use: Residential
- 11) Highest and Best Use: As Improved
- 12) Property Rights Conveyed: Fee Simple
- 13) Financing: Conventional
- 14) Conditions of Sale: Arm's Length
- 15) Style: 1.5-Story
- 16) Gross Living Area: 1,078 SF
- 17) Beds/Baths: 3 Beds, 1 Bath
- 18) Basement: Cellar/Unfinished
- 19) HVAC: FA/No CAC
- 20) Const. Quality/Condition: Average/Fair
- 21) Age: Circa 1900/Old
- 22) Lot Size: 0.20+/- Net Acres
- 23) Topography/Shape: Generally Level/Rectangular
- 24) Flood Plain Data: Not Located Within 100-Year Flood Hazard
- 25) Zoning: Historic Village Single Family Residential District
- 26) Utilities: All Public
- 27) Access: Mill Street
- 28) Encumbrances: None noted
- 29) Legal Description: Graybills Add Lot 4

- 30) Verification: Joe Schmitz, Listing Agent
Creative Realty Ltd.
(614) 206-8770
Verified By: G. Franklin Hinkle, II
Date Verified: January 8, 2024

- 31) Motivation of Grantee: Owner Occupancy

32) Remarks:

The property is located off the northwest side of Mill Street, just east of Columbus-Lancaster Road NW, within the Village of Carroll, Fairfield County, Ohio and is improved with a 1,078+/- sq.ft. 1.5-story residence constructed circa 1900. Additionally, the site lies adjacent to two named alleyways, Mill Alley along its northwest boundary and Long Alley along its southwest boundary. The residence features a covered front porch. The site is also improved with a detached one-car garage.

Per the listing agent, the residence was part of an estate and was on the market for less than three days with multiple offers. The property was in need of repairs and was sold as-is.

33) Property Sketch



34) Map showing the nearest intersection

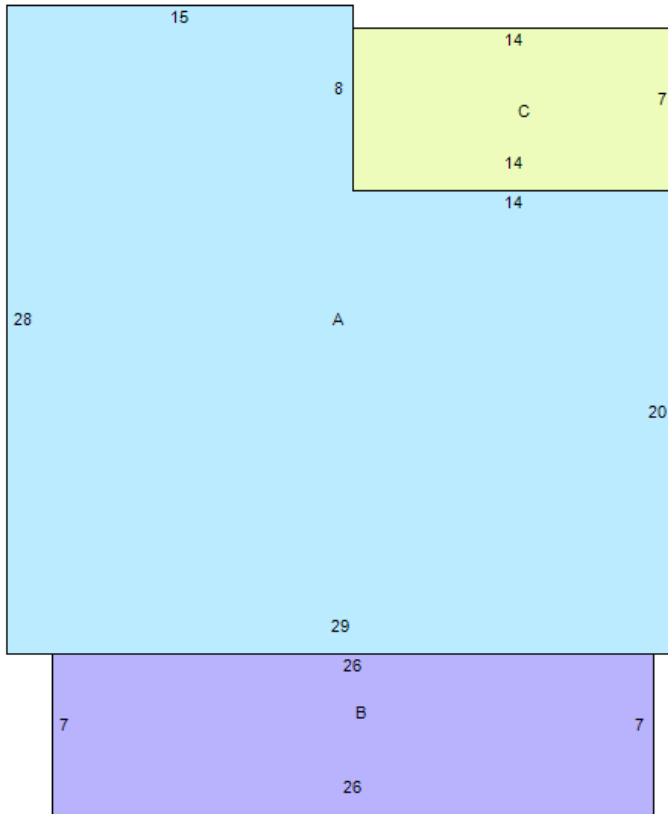


35) Photograph of Property



36) Building Sketch

Room Type	Area
A Main Area	700
B PORCH OPEN FRAME	182
C FRAME	98



Improved Sale Number Three

- 1) Address/Location: 6096 Pickerington Road NW
Violet Township, Fairfield County, Ohio
- 2) Instrument: General Warranty Deed – 202300003337
- 3) Parcel Number: 0380247800
- 4) Grantor: Adam Powell
- 5) Grantee: Sergio Flores
- 6) Sale Price: \$140,000 (Cash Equivalent Sale Price)
- 7) Unit Price: \$162.04 per SF
- 8) Date of Transaction: March 3, 2023
- 9) Date Inspected: January 10, 2024
- 10) Present Use: Residential
- 11) Highest and Best Use: As Improved
- 12) Property Rights Conveyed: Fee Simple
- 13) Financing: Cash to Seller
- 14) Conditions of Sale: Arm's Length
- 15) Style: One-Story
- 16) Gross Living Area: 864 SF
- 17) Beds/Baths: 2 Beds, 1 Bath
- 18) Basement: Crawl
- 19) HVAC: Baseboard/No CAC
- 20) Const. Quality/Condition: Average/Poor
- 21) Age: Circa 1900, Rem. 1980/Old
- 22) Lot Size: 0.22+/- Net Acres
- 23) Topography/Shape: Generally Level/Rectangular
- 24) Flood Plain Data: Not Located Within 100-Year Flood Hazard
- 25) Zoning: R-1– Single Family Residential
- 26) Utilities: Private Water and On-Site Septic
- 27) Access: Pickerington Road NW
- 28) Encumbrances: None noted
- 29) Legal Description: Lockville Lot 218 Vac Alley

- 30) Verification: David Croom, Listing Agent
BHHS Professional Realty
(740) 404-9724
Verified By: G. Franklin Hinkle, II
Date Verified: January 8, 2024

- 31) Motivation of Grantee: Owner Occupancy

32) Remarks:

The property is located off the north side of Pickerington Road NW, west and south of Columbus-Lancaster Road NW, within Violet Township, Fairfield County, Ohio and is improved with a 864+/- sq.ft. one-story residence constructed circa 1900 and remodeled in 1980 per the Auditor.

Per the listing agent, the residence was in poor condition with no working HVAC at the time of sale.

33) Property Sketch



34) Map showing the nearest intersection

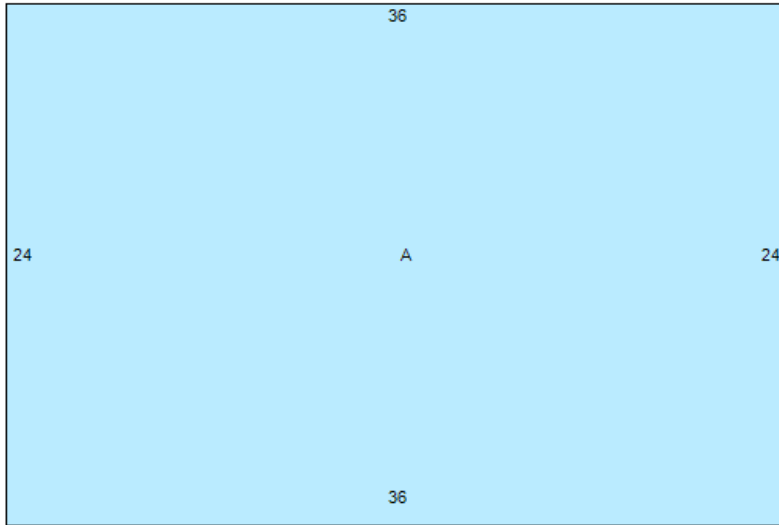


35) Photograph of Property



36) Building Sketch

Room Type	Area
A Main Area	864



Improved Sale Number Four

- 1) Address/Location: 10535 Winchester Road NW
Violet Township, Fairfield County, Ohio
- 2) Instrument: General Warranty Deed – 202300011824
- 3) Parcel Number: 0370222710
- 4) Grantor: James H. Springer
- 5) Grantee: Denis Vladimirovich Popusoi
- 6) Sale Price: \$140,500 (Cash Equivalent Sale Price)
- 7) Unit Price: \$116.69 per SF
- 8) Date of Transaction: July 27, 2023
- 9) Date Inspected: January 10, 2024
- 10) Present Use: Residential
- 11) Highest and Best Use: As Improved
- 12) Property Rights Conveyed: Fee Simple
- 13) Financing: Cash to Seller
- 14) Conditions of Sale: Arm's Length
- 15) Style: One-Story
- 16) Gross Living Area: 1,204 SF
- 17) Beds/Baths: 3 Beds, 1 Bath
- 18) Basement: None
- 19) HVAC: FA/No CAC
- 20) Const. Quality/Condition: Average/Fair
- 21) Age: 1942, Rem. 1968/81+/- Years at Time of Sale
- 22) Lot Size: 1.3+/- Gross/1.203+/- Net Acres
- 23) Topography/Shape: Generally Level/Irregular
- 24) Flood Plain Data: Not Located Within 100-Year Flood Hazard
- 25) Zoning: R-1 – Single Family Residential
- 26) Utilities: Private Water and On-Site Septic
- 27) Access: Winchester Road NW
- 28) Encumbrances: None noted
- 29) Legal Description: R 20 T 15 S 32 NW SW
- 30) Verification: Kelly J. Meacham, Listing Agent
Meacham Real Estate Company
(614) 204-1069
Verified By: G. Franklin Hinkle, II
Date Verified: January 12, 2024
- 31) Motivation of Grantee: Owner Occupancy

32) Remarks:

The property is located off the south side of Winchester Road NW, west of Waterloo Road and east of Lithopolis-Winchester Road, within Violet Township, Fairfield County, Ohio and is improved with a 1,204+/- sq.ft. one-story residence constructed around 1942 and remodeled in 1968 per the Auditor. The site is also improved with a detached one-car garage.

Per the listing agent, the property was listed on MLS and had multiple offers. There were repairs needed at the time of sale and it appears the buyer has constructed an addition to the property and added a front porch.

33) Property Sketch



34) Map showing the nearest intersection



35) Photograph of Property



36) Building Sketch

Room Type	Area
A Main Area	748
B FRAME	456



Improved Sale Number Five

- 1) Address/Location: 11155 Saylor Road
Violet Township, Fairfield County, Ohio
- 2) Instrument: Deed of Executor, Administrator, Trustee, Guardian, Receiver or
Commissioner – 202200011591
- 3) Parcel Number: 03-60003-100
- 4) Grantor: Teresa Wolfe, Executor of the will of Robert D. Moore
- 5) Grantee: Lisa Chilton
- 6) Sale Price: \$195,000 (Cash Equivalent Sale Price)
- 7) Unit Price: \$203.13 per SF
- 8) Date of Transaction: May 20, 2022
- 9) Date Inspected: January 25, 2024
- 10) Present Use: Residential
- 11) Highest and Best Use: As Improved
- 12) Property Rights Conveyed: Fee Simple
- 13) Financing: Cash to Seller
- 14) Conditions of Sale: Arm's Length
- 15) Style: One-Story
- 16) Gross Living Area: 960 SF
- 17) Beds/Baths: 3 Beds, 1 Bath
- 18) Basement: Partial Basement
- 19) HVAC: FA/CAC
- 20) Const. Quality/Condition: Average/Fair
- 21) Age: 1961/61+/- Years at Time of Sale
- 22) Lot Size: 1.41+/- Gross/1.345+/- Net Acres
- 23) Topography/Shape: Generally Level/Triangular
- 24) Flood Plain Data: Not Located Within 100-Year Flood Hazard
- 25) Zoning: R-1 – Single Family Residential
- 26) Utilities: Private Water and Sewer
- 27) Access: Saylor Road
- 28) Encumbrances: None noted
- 29) Legal Description: R 20 T 15 S 1 SE
- 30) Verification: Tammie Campbell, Listing Agent
E-Merge Real Estate
(614) 557-6776
By: G. Franklin Hinkle, II
Date Verified: January 24, 2024
- 31) Motivation of Grantee: Owner Occupancy

32) Remarks:

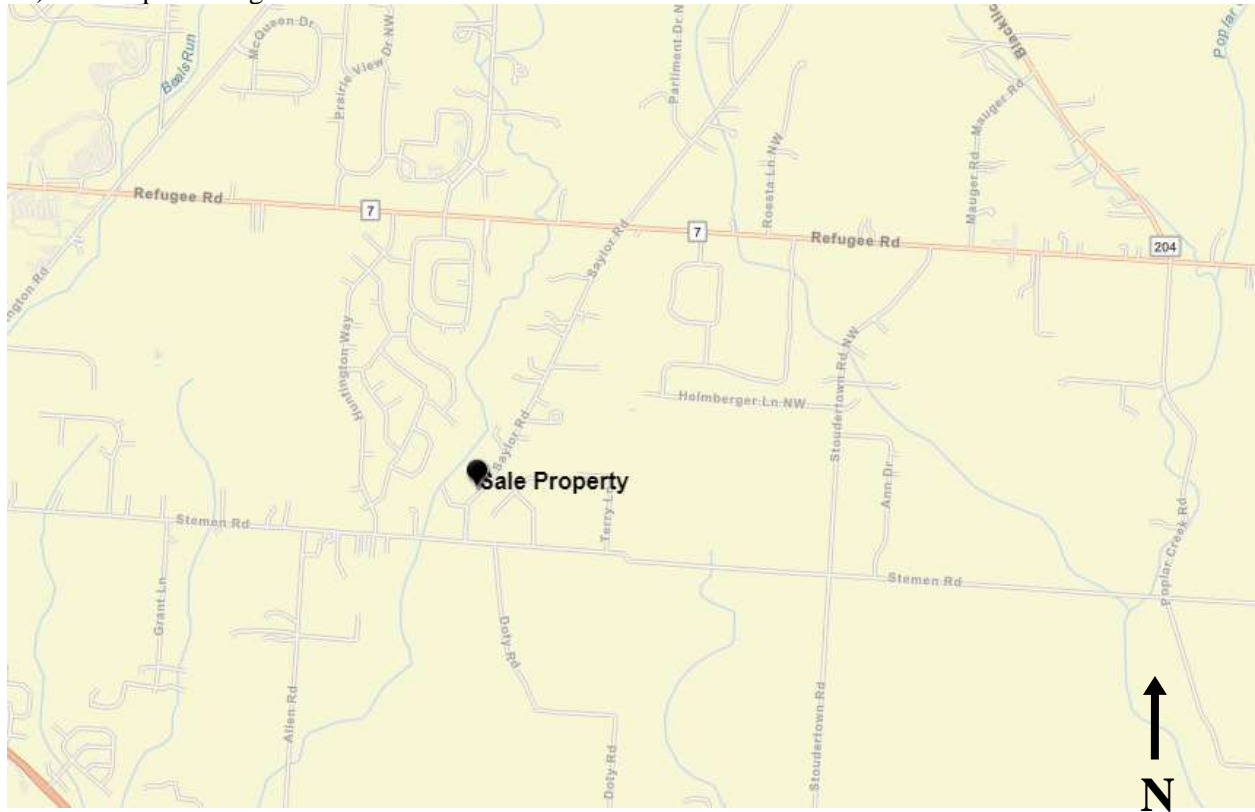
The property is located off the northwest side of Saylor Road, east of Allen Road, and south of Refugee Road, within Violet Township, Fairfield County, Ohio and is improved with a 960+/- sq.ft. one-story residence constructed around 1961 per the Auditor. The site is also improved with an attached one-car garage and 1,080+/- sq.ft. outbuilding.

Per the listing agent, this property had multiple offers and the transaction was arm's length.

33) Property Sketch



34) Map showing the nearest intersection

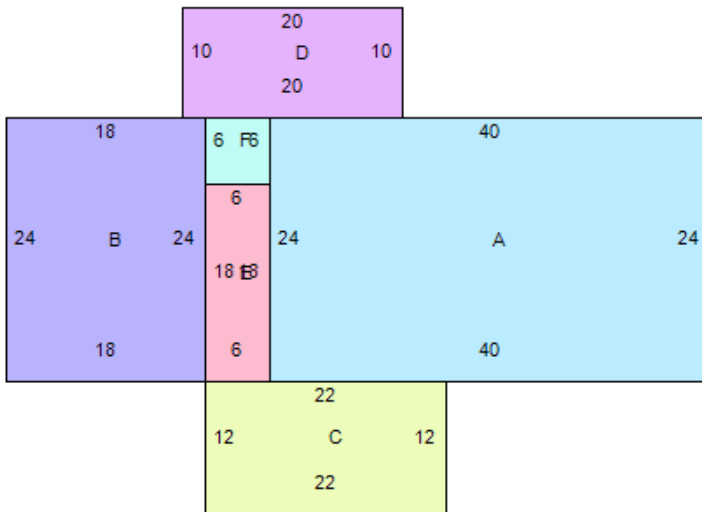


35) Photograph of Property



36) Building Sketch

Room Type	Area
A Main Area	960
B GARAGE	432
C E PORCH ENCLOSED FRAME	264
D PATIO CONCRETE / CANOPY	200
E E PORCH ENCLOSED FRAME	108
F E PORCH ENCLOSED FRAME	36



		Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Subject	6920 Pickerington Road NW Violet Township, Fairfield County, Ohio Pickerington LSD	4161 Kaufman Road NW Bloom Township, Fairfield County, Ohio Bloom-Carroll LSD	56 Mill Street Village of Carroll, Fairfield County, Ohio Bloom-Carroll LSD	6096 Pickerington Road NW Violet Township, Fairfield County, Ohio Bloom-Carroll LSD	10535 Winchester Road NW Violet Township, Fairfield County, Ohio Canal Winchester LSD	11155 Saylor Road Violet Township, Fairfield County, Ohio Pickerington LSD
Address:						
School:						
Sale Date:		May-23	May-23	Mar-23	Jul-23	May-22
Sale Price:		\$135,000	\$165,000	\$140,000	\$140,500	\$195,000
Indication (\$/SF)		\$118.42	\$153.06	\$162.04	\$116.69	\$203.13
Property Rights Conveyed:						
Adjustment:		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Conditions of Sale:		Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Adjustment:		None Noted	None Noted	None Noted	None Noted	None Noted
Expenditures after Purchase:						
Adjustment:		Cash to Seller	Conventional	Cash to Seller	Cash to Seller	Cash to Seller
Adjustment:		\$0	\$0	\$0	\$0	\$0
Market Conditions :		Overall Comparable	Overall Comparable	Overall Comparable	Overall Comparable	Overall Comparable
Total Adjustments:		\$0	\$0	\$0	\$0	\$0
Adjusted Sale Price:		\$135,000	\$165,000	\$140,000	\$140,500	\$195,000
Adjusted Sale Price /SF:		\$118.42	\$153.06	\$162.04	\$116.69	\$203.13
Applicable Adjustments						
Location:	Average	Comparable	Comparable	Comparable	Comparable	Comparable
Adjustment:		\$0	\$0	\$0	\$0	\$0
Lot Size (Net Ac.)/Amenities & Appeal:	0.516 Acres/Avg	1.05 Acres/Comparable	0.20 Acres/Comparable	0.22 Acres/Comparable	1.203 Acres/Comparable	1.345 Acres/Comparable
Adjustment:		(\$10,000)	\$0	\$0	(\$10,000)	(\$10,000)
Year Built:	Old	Old/Rem. 1974	Old	Old/Rem. 1980	1942, Rem. 1968	1961
Adjustment:		\$0	\$0	\$0	\$0	\$0
Style:	1.5-Story	1.5-Story	1.5-Story	One-Story	One-Story	One-Story
Adjustment:		\$0	\$0	\$0	\$0	\$0
Quality:	Average	Overall Comparable	Overall Comparable	Overall Comparable	Overall Comparable	Overall Comparable
Adjustment:		\$0	\$0	\$0	\$0	\$0
Condition:	Fair	Overall Comparable	Overall Comparable	Overall Inferior	Overall Comparable	Overall Comparable
Adjustment:		\$0	\$0	\$10,000	\$0	\$0
Bedrooms/Baths:	2 Beds/1 Bath	3 Beds/1 Bath	3 Beds/1 Bath	2 Beds/1 Bath	3 Beds/1 Bath	3 Beds/1 Bath
Adjustment:		\$0	\$0	\$0	\$0	\$0
Parking:	Two-Car Detached Garage	One-Car Detached Garage	One-Car Detached Garage	One-Car Detached Garage	One-Car Detached Garage	One-Car Attached Garage
Adjustment:		\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
HVAC:	FACAC	Baseboard/No CAC	FA/No CAC	Baseboard/No CAC	FA/No CAC	FA/CAC
Adjustment:		\$3,500	\$2,000	\$3,500	\$2,000	\$0
Size:	1,080	1,140	1,078	864	1,204	960
Adjustment:		\$0	\$0	\$2,500	(\$2,500)	\$0
Water & Sewer:	Private / Public Available	Overall Comparable	Overall Comparable	Overall Comparable	Overall Comparable	Overall Comparable
Adjustment:		\$0	\$0	\$0	\$0	\$0
Amenities:	Sheds and Above-Ground Pool	Overall Comparable	Overall Comparable	Overall Comparable	Overall Comparable	Overall Comparable
Adjustment:		\$0	\$0	\$0	\$0	\$0
Basement Finish:	Full/Unfinished	Comparable	Comparable	Crust	Slab	Partial Basement
Adjustment:		\$0	\$0	\$2,500	\$2,500	\$0
Net Adjustment:		(\$4,000)	\$4,500	(\$5,500)	(\$5,500)	(\$7,500)
Indicated Market Value:		\$131,000	\$169,500	\$163,500	\$135,000	\$187,500
Indicated Market Value Per SF:		\$114.91	\$157.24	\$189.24	\$112.13	\$195.31
Median:		\$163,500				
Mean:		\$157,500				

Discussion of Adjustments

As a basis for estimating the value of the subject site, a search was made of the subject's immediate area and competing areas of Fairfield County in efforts to locate properties exhibiting similar characteristics as the subject. Due to the lack of market activity, the comparable sales search was expanded beyond one year and to competing areas. Five sales were located from which a reliable indication of market value could be estimated.

Before beginning a discussion of the individual sales, an overview of the adjustments considered will be discussed.

Property rights adjustments reflect differences in interest purchased (Lease Fee, Leasehold, etc.). No adjustment is warranted.

Conditions of sale adjustments reflect differences in purchase motivations. A foreclosure, a forced sale, or an adjacent owner may indicate something other than an arm's-length/fair market transaction. Each sale was based on market value indications and no adjustments are warranted.

Expenditures after purchase adjustments reflect any cost incurred by the Grantee after purchase that would correspond with the cash equivalent sale price of the subject property. No adjustment is warranted.

Financing adjustments take into consideration below market financing and its effect on property value. There are no indications that the properties were sold with below market financing. No adjustment is warranted.

Market Conditions Adjustment:

A market/time adjustment could not be extracted from recent improved sales and they are consistent with current offering prices of similar sites. However, properties transferring prior to year 2022, if any, are adjusted upward for their transfers within inferior market times.

Additional Adjustments

Additional adjustments for items such as location; land size; building quality, age, and features; etc. were also considered.

The sales indicate a range in market value of \$131,000, \$169,500, \$163,500, \$135,000, and \$187,500. Each sale is considered a reliable indication of market value. A market value of \$150,000 is deemed warranted.

**Market Value of Subject via
Sales Comparison Approach to Value: \$150,000**

38. Income Approach to Value – Before the Taking

The income capitalization approach is defined as "Specific appraisal techniques applied to develop a value indication for a property based on its earning capability and calculated by capitalization of property income." *Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Ed., Page 94 (Chicago: Appraisal Institute, 2022).*

The subject property is an owner-occupied single-family residence. As mentioned, the best indication of market value is the sales comparison approach to value and best reflects the actions of buyers and sellers of this type of property in the market. The income approach to value is therefore not applicable to this analysis.

Market Value Indication Via Income Approach to Value:

N/A

39. Reconciliation of Value Indications and Value Conclusions – Before the Taking

As a basis for estimating the value of the subject property, the appraiser relied upon the sales comparison approach to value as this method is considered the best indicator of value for properties such as the subject and reflects the activities of typical buyers and seller of this type of property in the marketplace.

Therefore, as a result of my appraisal and analysis, it is my opinion that the market value of the fee simple estate of the subject property, in its present condition, “Before the Takings”, in terms of financial arrangements equivalent to cash, as of January 3, 2024, is:

**ONE HUNDRED FIFTY THOUSAND DOLLARS
(\$150,000)**

40. Allocation of the Value Estimate:

\$50,000: Land
\$22,500: Site and Building Improvements (See Comment Below)
\$77,500: Building Improvements

\$150,000

Comment: Site improvements such as lawn, fence, paving, landscaping, and on-site water and septic systems typically contribute 15%+/- of the total property value (Marshall Swift Cost Estimator Service). Therefore, the contributory value of the site improvements is estimated to be \$150,000 times 15% = \$22,500 including the above-ground pool of \$300 (\$3,090 cost new less 90%+/- depreciation).

41. PART 4: ANALYSIS OF THE TAKE

42. Description of the Taking

The Ohio Department of Transportation is proposing to construct road improvements within the area of the subject property. The purpose of the proposed project is to replace the existing intersection of US 33 and Pickerington Road with an interchange and remove the Allen Road intersections. The project will eliminate four at-grade railroad crossings.

Per the right-of-way plans provided, the subject property is subject to one permanent fee simple warranty deed taking with limitation of existing access rights identified as Parcel 37-WL which results in a total take of the subject property. The taking contains 0.630 gross/0.516 net acres and measures 165.09+/- feet along the subject's western boundary, fronting on the east side of Pickerington Road; 132.65+/- feet along its northern boundary; 165.00+/- feet along its eastern boundary; and extends 132.56+/- feet along the subject's southern boundary to the point of beginning.

The proposed taking is a total take of the property. There is no residue property area.

43. The Part Taken

The entire subject property is being acquired. The market value of the subject was determined to be \$150,000.

Summary

Land and Improvements Permanently Acquired:

Land:	\$ 50,000
Improvements:	<u>\$ 100,000</u>
Total:	\$150,000

44. Effect of the Taking

The Ohio Department of Transportation is proposing to construct road improvements within the area of the subject property. The purpose of the proposed project is to replace the existing intersection of US 33 and Pickerington Road with an interchange and remove the Allen Road intersections. The project will eliminate four at-grade railroad crossings. As part of this project, the subject property will be acquired.

The subject property is subject to a total taking of the 100% fee simple interest. There is no residue property.

45. Sketch of the Property Detailing Take Area

The subject property is subject to a total taking of the entire interest. There is no residue property area.

46. PART 5: FACTUAL DATA AFTER THE TAKE

47. Appraisal of the Residue

The residue is what is left of the whole property after the taking. The purpose for appraising the residue is to estimate if damages are owed to the property owner. In order to estimate damages and special benefits (if any) to the property, the proper procedure requires the appraiser to estimate the market value of the fee simple interest of the residue property based on the presumption the transportation facility has been completed according to construction plans and is open to the public.

The subject property is subject to a total taking of the entire interest. There is no residue property area.

48. Property Rights Appraised-Residue Property

The property rights to be appraised subsequent to the taking are the fee simple estate. The subject property is subject to a total taking of the entire interest. There is no residue property area.

49. Identification of the Residue Property

The subject property is subject to a total taking of the entire interest. There is no residue property area.

50. Site Plan Illustrating Residue Property Uncured

The subject property is subject to a total taking of the entire interest. There is no residue property area.

51. Site Description of the Residue

The subject property is subject to a total taking of the entire interest. There is no residue property area.

52. Building/Floor Plan Sketch of the Residue

The subject property is subject to a total taking of the entire interest. There is no residue property area.

53. Building Description of the Residue

The subject property is subject to a total taking of the entire interest. There is no residue property area.

54. Legal and Political Restraints of the Residue

The subject property is subject to a total taking of the entire interest. There is no residue property area.

55. Highest and Best Use of the Residue

Definition of Highest and Best Use

The subject property is subject to a total taking of the entire interest. There is no residue property area. An analysis of highest and best use of the property “as vacant and available” and “as improved” is therefore not applicable to this analysis.

56. PART 6: VALUATION OF THE RESIDUE UNCURED

57. Estimate of Land Value – Residue Uncured

The subject property is subject to a total taking of the entire interest. There is no residue property area. An analysis of the residue land area uncured is therefore not applicable to this analysis.

58. Cost Approach – Residue Uncured

The subject property is subject to a total taking of the entire interest. There is no residue property area. The cost approach to value of the residue uncured is therefore not applicable to this analysis.

59. Sales Comparison Approach – Residue Uncured

The subject property is subject to a total taking of the entire interest. There is no residue property area. The sales comparison approach to value of the residue uncured is therefore not applicable to this analysis.

60. Income Capitalization Approach – Residue Uncured

The subject property is subject to a total taking of the entire interest. There is no residue property area. The income approach to value of the residue uncured is therefore not applicable to this analysis.

61. Reconciliation and Value Conclusion – Residue Uncured

Per the direction of the client, the subject property is a total taking with no residue property area. A valuation after the proposed taking is therefore not applicable.

62. Allocation of Value Estimate – Residue Uncured

N/A

63. Total Damages, If Uncured

The subject property is subject to a total taking of the entire interest. There is no residue property area.

64. PART 7 - FEASIBILITY OF THE COST TO CURE

65. The Cost to Cure

N/A

66. The Feasibility of the Cost to Cure

N/A

67. PART 8 - VALUATION OF THE RESIDUE AS CURED

68. Estimate of Land Value – Residue Cured

N/A

69. Cost Approach – Residue Cured

N/A

70. Sales Comparison Approach – Residue Cured

N/A

71. Income Approach – Residue Cured

N/A

72. Reconciliation and Value Conclusion – Residue Cured

N/A

73. Allocation of Value Estimate – Residue Cured:

N/A

74. Determination if Uncured Damages Remain After the Residue is Cured

N/A

75. Determination of Net Cost to Cure

N/A

76. PART 9 – COMPENSATION ESTIMATE FOR TEMPORARY EASEMENTS

N/A

77. PART 10 – VALUATION SUMMARY AND COMPENSATION ESTIMATE

The Compensation Estimate

The Part Taken:		\$150,000
+ Damages		
Net Cost to Cure:	\$	0
Damages Uncured:	<u>\$</u>	<u>0</u>
Total Damages:	\$	0
+ Temporary Easements:	<u>\$</u>	<u>0</u>
Total Compensation:		\$ 150,000

78. PART 11 – THE ADDENDA

RE 46

Rev. June 2019

TITLE REPORT

C/R/S	Fairfield 00033 1.999
PARCEL	37T, LA
PID	77555

42 YEAR REPORT ABBREVIATED REPORT

Project Site Address: 6920 Pickerington Road; Carroll, OH 43112

INSTRUCTION:

(1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.

(2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) **FEE OR OTHER PRIMARY OWNERS**

Name & Address	Marital Status (Spouse's Name)	Interest
Ron L. Johnston and Judith L. Stella	Husband and Wife	100%

6920 Pickerington Road; Carroll, OH 43112

(2) **BRIEF DESCRIPTION OF SUBJECT PREMISES** (From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Current Deed: Vol. 660, Pg. 521 (Attached)

Situated in the County of Fairfield, in the State of Ohio and in the Township of Violet
 Parcel I: Lot No. 4, and being part of Section No. 35, Township No. 15, Range No. 20, metes and bounds and containing 48 rods of land
 Parcel II: Part of Section 35, Township 15, Range 20, metes and bounds and containing 32 rods of land, more or less

APN: 0360036700 (0.63 acres)

(3-A) **MORTGAGES, LIENS AND ENCUMBRANCES**

Name & Address	Date Filed	Amount & Type of Lien
----------------	------------	-----------------------

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term
----------------	------------------------	------

(3-C) **EASEMENTS**

Name & Address	Type
O.R. 1525, Pg. 943 (Attached) Ron L. Johnston and Judith L. Stella, husband and wife To: The Board of Commissioners of Fairfield County, Ohio Date Filed: 9/10/2009 210 E. Main Street #301; Lancaster, OH 43130	Sewer Easement

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

None

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: FAIRFIELD Township: VIOLET School District: PICKERINGTON LOCAL SCHOOL DISTRICT

AUD. PAR. NO(S)	In Take?	Land 100%	Building 100%	Total	Taxes (Yearly)	Current?
0360036700	Yes	\$55,520.00	\$69,550.00	\$125,070.00	\$2,044.86	Yes
Totals:		\$55,520.00	\$69,550.00	\$125,070.00	\$2,044.86	

Special Assessments APN	Amount	Comment
Totals:	\$0.00	

Total Taxes and Special Assessments
\$2,044.86


(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: No:
Comments:

SIGNATURE

This Title Report covers the time period from 12/20/1926 to 11/02/2023. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 37 T, LA and presently standing in the name of Ron L. Johnston and Judith L. Stella as the same are entered upon the several public records of FAIRFIELD.

Date & Time 11/02/2023 07:59 AM

Signed 

Print Name Iain Crouch

AUDITOR'S PARCEL NUMBER(S) 0360036700

CRS Fairfield 00033 1.999

PARCEL 37

PID 77555

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Alma A. Schumacher, being an unmarried Widow	Ron L. Johnston and Judith L. Stella, husband and wife	5/29/1997	05/30/1997 1:53 PM	Vol. 660, Pg. 521	Exempt	Quit Claim Deed
		Brief Land Description & Remarks Fee Simple, Full Interest Situated in the County of Fairfield, in the State of Ohio and in the Township of Violet Parcel I: Lot No. 4, and being part of Section No. 35, Township No. 15, Range No. 20, metes and bounds and containing 48 rods of land Parcel II: Part of Section 35, Township 15, Range 20, metes and bounds and containing 32 rods of land, more or less				
Estate of Albert W. Schumacher, deceased DOD: 2/22/1985 Case No. 47049	Alma A. Schumacher	11/19/1987	02/22/1989 3:33 PM	Vol. 568, Pg. 589	Exempt	Certificate of Transfer
		Undivided 1/2 Interest, Fee Simple Second Tract: Situated in the Township of Violet, County of Fairfield, State of Ohio Parcel I: Lot No. 4, and being part of Section No. 35, Township No. 15, Range No. 20, metes and bounds and containing 48 rods of land Parcel II: Part of Section 35, Township 15, Range 20, metes and bounds and containing 32 rods of land, more or less *This deed contains additional lands not included in this search *Certificate of Transfer was re-recorded in OR 1133, Pg. 1002 to correct interest conveyed in property not included in this search				
Albert William Schumacher, husband of Grantee	Alma A. Schumacher	9/2/1982	02/10/1983 11:25 AM	Vol. 514, Pg. 533	Exempt	Quit Claim Deed
		Fee Simple, Full Interest Situated in the County of Fairfield, in the State of Ohio and in the Township of Violet Parcel I: Lot No. 4, and being part of Section No. 35, Township No. 15, Range No. 20, metes and bounds and containing 48 rods of land Parcel II: Part of Section 35, Township 15, Range 20, metes and bounds and containing 32 rods of land, more or less				

AUDITOR'S PARCEL NUMBER(S) 0360036700

CRS Fairfield 00033 1.999

PARCEL 37

PID 77555

Estate of Sarah E. Schumacher, deceased DOD: 3/20/1982 Case No. 44781	Albert William Schumacher	12/10/1982	02/10/1983 11:24 AM	Vol. 514, Pg. 530	Exempt	Certificate of Transfer
Albert W. Schumacher, married Alma Schumacher signed to release her dower interest	Sarah E. Schumacher	5/26/1976	05/27/1976 3:57 PM	Vol. 460, Pg. 118	Exempt	Quit Claim Deed
Estate of George Lewis Schumacher, deceased DOD: 3/22/1975 Case No. 39648	Sarah E. Schumacher (1/2) Albert W. Schumacher (1/2)	2/25/1976	03/26/1976 3:00 PM	Vol. 458, Pg. 107	Exempt	Certificate of Transfer
Mary Shoemaker, widow	George Schumacher and Sarah E. Schumacher	4/2/1929	04/06/1929 2:00 PM	Vol. 170, Pg. 262	Unknown	Warranty Deed

Fee Simple, Full Interest
Second Tract: Situated in the Township of Violet, County of Fairfield, State of Ohio
Parcel I: Lot No. 4, and being part of Section No. 35, Township No. 15, Range No. 20, metes and bounds and containing 48 rods of land
Parcel II: Part of Section 35, Township 15, Range 20, metes and bounds and containing 32 rods of land, more or less
*This deed contains additional lands not included in this search

Fee Simple, Full Interest
First Tract: Situated in the Township of Violet, County of Fairfield, State of Ohio
Parcel I: Lot No. 4, and being part of Section No. 35, Township No. 15, Range No. 20, metes and bounds and containing 48 rods of land
Parcel II: Part of Section 35, Township 15, Range 20, metes and bounds and containing 32 rods of land, more or less

Undivided 1/2 Interest, Fee Simple
First Tract: Situated in the Township of Violet, County of Fairfield, State of Ohio and bounded and described as follows:
Parcel I: Lot No. 4, and being part of Section No. 35, Township No. 15, Range No. 20, metes and bounds and containing 48 rods of land
Parcel II: Part of Section 35, Township 15, Range 20, metes and bounds and containing 32 rods of land, more or less
*This deed contains additional lands not included in this search

AUDITOR'S PARCEL NUMBER(S) 0360036700

CRS Fairfield 00033 1.999

PARCEL 37

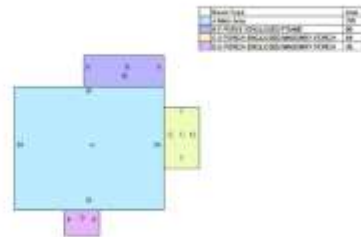
PID 77555

Calvin Raver and Sylvia Raver, husband and wife	George L. Schumacher and Sarah E. Schumacher, husband and wife		11/16/1927	11/18/1927 2:30 PM	Vol. 161, Pg. 382	Exempt	Warranty Deed
Eva Fick, a widow	George Schumacher and Sarah E. Schumaker		Fee Simple, Full Interest Situating in the County of Fairfield, in the State of Ohio, and in the Township of Violet Part of Section 35, Township 15, Range 20, metes and bounds and containing 32 rods of land, more or less			Exempt	Warranty Deed
			12/18/1926	12/20/1926 10:40 AM	Vol. 161, Pg. 82	Exempt	Warranty Deed
			Fee Simple, Full Interest Situating in the County of Fairfield, in the State of Ohio and in the Township of Violet, being a part of the N.W. quarter of Sec. 35, Township No. 15, and Range No. 20, metes and bounds and containing 4 acres of land more or less, excepting a strip of land 16 feet wide on and along the east side of said tract which is reserved as a right of way for the benefit of travel				

Fairfield County, Ohio - Property Record Card
 Parcel 0360036700
 Card 1

GENERAL PARCEL INFORMATION

Owner JOHNSTON RON L & JUDITH L
 Property Address 6920 PICKERINGTON RD NW
 Mailing Address 6920 PICKERINGTON RD
 CARROLL OH 43112
 Land Use R - 511
 Deed CURRENT DEED VOLUME/PAGE- 660/521
 Legal Description R 20 T 15 S 35 NW



VALUATION

	Appraised	Assessed
Land Value	\$55,520.00	\$19,430.00
Improvements Value	\$69,550.00	\$24,340.00
Total Value	\$125,070.00	\$43,770.00
CAUV Value	\$0.00	
Taxable Value	\$43,770.00	

RESIDENTIAL

Building Style	OTHER	Full Baths	1
Year Built	1900	Half Baths	0
Stories	1.5	Basement	FULL
Finished Area	1080	Finished Basement Area	0
First Floor Area	720	Heating	
Half Floor Area		Cooling	
Upper Floor Area		Exterior Wall	ASBESTOS
Rooms	6	Attic	NONE
Bedrooms	3	Number of Fireplace Openings	0
Family Rooms	0	Number of Fireplace Stacks	0

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
A - Homesite	0.63	0	0	1	\$55,520.00

ADDITIONS

Description	Area	Year Built	Value
-	720	0	0
- 12 - E PORCH	96	0	5400
- 22 - E PORCH	84	0	5300
- 22 - E PORCH	35	0	2200

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
FRAME OR CB	1973	22x24	528	\$1,599.50

AGRICULTURAL

SALES

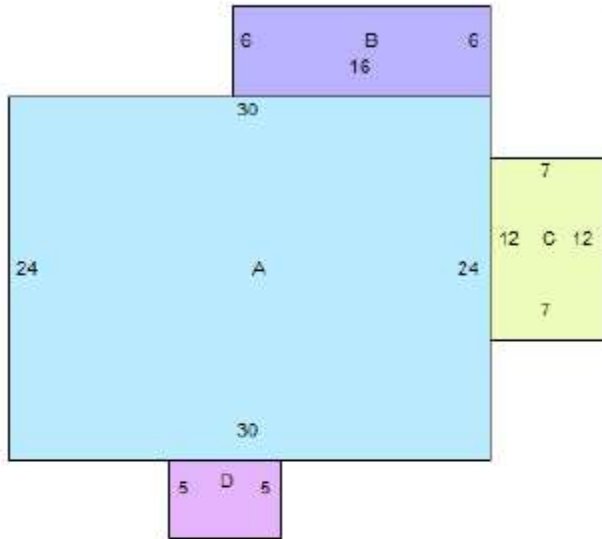
Date	Buyer	Seller	Price
5/30/1997	JOHNSTON RON L	JOHNSTON RON L	\$0.00

COMMERCIAL

OUTBUILDING DATA

Type	YrBl	EffYr	Size	Area	Gr	Qty	ModCd	PH	FV	%Comp	Value
RG1	1973	0	22x24	528	C	1		A	A	0	\$4,570.00

Room Type	Area
A Main Area	720
B E PORCH ENCLOSED FRAME	96
C E PORCH ENCLOSED MASONRY PORCH	84
D E PORCH ENCLOSED MASONRY PORCH	35



QUIT-CLAIM DEED *

Alma A. Schumacher, Being an Unremarried Widow

(M) of Fairfield County,

for valuable consideration paid, grants(s) to Ron L. Johnston and Judith L. Stella Husband and Wife, whose tax-mailing address is 6920 Pickerington Road, Carroll, Ohio 43112

the following REAL PROPERTY: Situated in the County of Fairfield in the State of Ohio and in the Township of Violet : (M) and being the entire interest in the following described real estate:

Parcel I: Lot No. 4, situated in the County of Fairfield, in the State of Ohio, and in the Township of Violet and being a part of Section No. 35, Township No. 15, Range No. 20, commencing 26 rods and 20 links South of the Northwest corner of said Section No. 35; thence South along said Section line 2 rods; Thence East 4 rods; thence South 8 rods; thence East 4 rods; thence North 10 rods; thence West 8 rods; to the place of beginning, containing 48 rods of land.

Parcel II: Commencing at the section line between Sections 34 and 35, two rods south of the southwest corner of Henry W. Showalter's land in Section 35, Township 15, Range 20, thence South 8 rods; thence east 4 rods; thence north 8 rods; thence West 4 rods to the place of beginning, containing 32 rods of land, more or less.

Parcel No. 360-0367.00

EXCEPTION REVIEWED AND APPROVED FOR TRANSMISSION ONLY, FRIEDLANDER ASSOCIATES, L.P. By [Signature] Date 5-22-97

Prior Instrument Reference: Vol. 514 Page 533 of the Deed Records of Fairfield County, Ohio.

Witness hand(s) this 29TH day of MAY 1997

Signed and acknowledged in the presence of:

[Signature] Kristin B. King (SW) SSD witness Alma A. Schumacher

Alma A. Schumacher

9700010655 Filed for Record in FAIRFIELD CO, OH GENE MOOD On 05-30-1997 At 01:53 pm DEED 14.00 Book OR Vol. 540 Pg. 521

State of Ohio County of Fairfield

BE IT REMEMBERED, That on this 29TH day of MAY 1997, before me, the subscriber, a in and for said county, personally came,

Alma A. Schumacher the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid. [Signature] 6-10-2000

This instrument was prepared by Carl Myer, Attorney At Law

- 1. Name of Grantor(s) and marital status. 2. Description of land or interest therein, and encumbrances, reservations, REVISIONS AND AMENDMENTS. 3. Date(s) when same were made. 4. Recitation in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamp

Exempt # D MAY 30 1997

[Signature] Barbara Curtis Auditor, Fairfield County, Ohio

TRANSFERRED

RIGHT OF WAY LEGEND SHEET

FAI-33-2.64

SECTION 26,27,34,35,36, TWP. 15, RANGE 20 VIOLET TOWNSHIP, FAIRFIELD COUNTY STATE OF OHIO

GRADE CROSSING ELIMINATION WITH THE INDIANA & OHIO RAILWAY



NOTE: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 15344.02.

TELECOM:
 WATER AND SANITARY:
 COLUMBIA GAS OF OHIO
 3550 JORDAY APPLICATED COURT
 COLUMBUS, OHIO 43221
 614-893-3652
 cogs@ohiogas.com

ELECTRIC:
 AVANT OHIO
 2407 NORTH SIXTH STREET
 ZANESVILLE, OHIO 43701
 ATTN: BARRETT TAMASOVICH
 740-454-3552
 877-278-6611 ext. 600

TELECOM:
 ZAND
 14171 NEW 99TH
 LOWSVILLE, NY 12048

TELECOM:
 SPECTRUM CABLE
 3785 INTERCHANGE ROAD
 COLUMBUS, OHIO 43228
 ATTN: BRUN GILMORE
 614-893-3652
 brun.gilmore@spectrum.com

GAS:
 COLUMBIA GAS TRANSMISSION - TC ENERGY
 2440 MCALGONIGAN ROAD
 COLUMBUS, OHIO 43232
 ATTN: MANOJAL MALIC
 614-893-3652
 manojal.malich@tcenergy.com
 us.csiso@tcenergy.com

INDEX OF SHEETS:
 LEGEND SHEET
 CENTERLINE PLAN
 PROPERTY MAP
 SUMMARY OF ADDITIONAL ROW
 SHEET LAYOUT SCHEMATIC
 ROW TOPOGRAPHIC SHEETS
 ROW BOUNDARY SHEETS
 RAIL ROAD PLAN

PLANS PREPARED BY:
 FIRM NAME: JMM&M INC.
 A/E/C CONTRACT: 26
 A/E/C REVIEWER: JMM
 FIELD REVIEWER: BEAZER
 PRELIMINARY FIELD REVIEW DATE: 10/15/2024
 OWNERSHIP UPDATED BY: UMDSM
 DATE COMPLETED: 1/22/2024
 FIELD REVIEWER: BEAZER
 FINAL FIELD REVIEW DATE: 1/22/2024
 FINAL A/E/C PLAN DATE: 1/22/2024

STRUCTURE KEY
 RESIDENTIAL
 COMMERCIAL
 OUT-BUILDING

TYPES OF TITLE LEGEND:
 WL = WARRANTY DEED
 WD = WARRANTY DEED
 PL = PLAT
 CL = CLAIM LABEL
 A = AERIAL EASEMENT
 T = TEMPORARY EASEMENT
 S = SURVEY DOCUMENT
 SM = RECORD GARNISH

CONVENTIONAL SYMBOLS

County Line
 Township Line
 Section Line
 Corporation Line
 Fence Line (EQ)
 Center Line
 Right of Way (EQ)
 Right of Way (PT)
 Utility Access Right of Way (EQ)
 Utility Access Easement (EQ)
 Utility Access Easement (PT)
 Aerial Access Right of Way (EQ)
 Standard Easement (EQ)
 Standard Easement (PT)
 Temporary Right of Way
 Channel Course (PT)
 Utility Easement (EQ)
 Railroad
 Guardrail (EQ)
 Guardrail (PT)

Construction Utility
 Edge of Pavement (EQ)
 Edge of Pavement (PT)
 Edge of Shoulder (EQ)
 Edge of Shoulder (PT)
 Sidewalk / Curb (EQ)
 Sidewalk / Curb (PT)
 Ties (EQ)
 Durable Road System
 Property Line Sprinkler
 Back Line Sprinkler
 Ties (PT)
 Fire Hydrant
 Fire Hydrant (EQ)
 Fire Hydrant (PT)
 Water Meter (EQ)
 Water Meter (PT)
 Telephone Pole (EQ)
 Telephone Pole (PT)
 Light Pole (EQ)
 Light Pole (PT)

Examples:
 (EQ) = Existing
 (PT) = Proposed

PROJECT DESCRIPTION
 THIS IMPROVEMENT IS ESPECIALLY DESIGNED FOR THE ELIMINATION OF THE GRADE CROSSING BETWEEN THE LIMITED ACCESS HIGHWAY OR FREEWAY BY ACTION OF THE DIRECTOR IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5511.02 OF THE REVISED CODE OF OHIO.

UNDERGROUND UTILITIES
 Contact Two Working Days Before You Dig
 OHIO811.org
 1-800-368-2746
 Ohio members must be called 48 hours in advance.

PROJECT DESCRIPTION
 THIS IMPROVEMENT IS ESPECIALLY DESIGNED FOR THE ELIMINATION OF THE GRADE CROSSING BETWEEN THE LIMITED ACCESS HIGHWAY OR FREEWAY BY ACTION OF THE DIRECTOR IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5511.02 OF THE REVISED CODE OF OHIO.

UNDERGROUND UTILITIES
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 OHIO811.org
 1-800-368-2746
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RIGHT OF WAY LEGEND SHEET

DATE: 01/22/2024
 DRAWN BY: JMM
 PROJECT: FAI-33-2.64
 SHEET: 75000
 TOTAL SHEETS: 0
 TOTAL PAGES: 0

SURVEYOR'S SEAL
 JAMES M. MATHIAS
 SURVEYOR
 15170 STATE ROUTE 100
 FAIRFIELD, OHIO 43110

OWNER'S RECORDS		ADDITIONAL RECORDS		RECORD AREA		TOTAL AREA		NET SURFACE		TYPICAL FIND		REMARKS		AT ACCURACY DOCUMENT	
PARCEL NO.	OWNER	SHEET NO.	ADDITIONAL RECORDS	RECORD AREA	TOTAL AREA	NET SURFACE	TYPICAL FIND	REMARKS	AT ACCURACY DOCUMENT						
15-01-08	CONSTRUCTION MICHAEL SIZEMORE TRUST OF THE MICHAEL SIZEMORE TRUST, INTERMEDIATE TRUST	15-01-08	3000000000	3.848	3.848	3.848	3.848	3.848				AGRICULTURE			
15-01-09	CONSTRUCTION MICHAEL SIZEMORE TRUST OF THE MICHAEL SIZEMORE TRUST, INTERMEDIATE TRUST	15-01-09	3000000000	3.848	3.848	3.848	3.848	3.848				AGRICULTURE			
15-01-10	CONSTRUCTION MICHAEL SIZEMORE TRUST OF THE MICHAEL SIZEMORE TRUST, INTERMEDIATE TRUST	15-01-10	3000000000	3.848	3.848	3.848	3.848	3.848				AGRICULTURE			
15-01-11	CONSTRUCTION MICHAEL SIZEMORE TRUST OF THE MICHAEL SIZEMORE TRUST, INTERMEDIATE TRUST	15-01-11	3000000000	3.848	3.848	3.848	3.848	3.848				AGRICULTURE			

SUMMARY SHEET

PARCEL NO.	OWNER	SHEET NO.	ADDITIONAL RECORDS	RECORD AREA	TOTAL AREA	NET SURFACE	TYPICAL FIND	REMARKS	AT ACCURACY DOCUMENT
15-01-12	CONSTRUCTION MICHAEL SIZEMORE TRUST OF THE MICHAEL SIZEMORE TRUST, INTERMEDIATE TRUST	15-01-12	3000000000	3.848	3.848	3.848	3.848	3.848	
15-01-13	CONSTRUCTION MICHAEL SIZEMORE TRUST OF THE MICHAEL SIZEMORE TRUST, INTERMEDIATE TRUST	15-01-13	3000000000	3.848	3.848	3.848	3.848	3.848	
15-01-14	CONSTRUCTION MICHAEL SIZEMORE TRUST OF THE MICHAEL SIZEMORE TRUST, INTERMEDIATE TRUST	15-01-14	3000000000	3.848	3.848	3.848	3.848	3.848	
15-01-15	CONSTRUCTION MICHAEL SIZEMORE TRUST OF THE MICHAEL SIZEMORE TRUST, INTERMEDIATE TRUST	15-01-15	3000000000	3.848	3.848	3.848	3.848	3.848	
15-01-16	CONSTRUCTION MICHAEL SIZEMORE TRUST OF THE MICHAEL SIZEMORE TRUST, INTERMEDIATE TRUST	15-01-16	3000000000	3.848	3.848	3.848	3.848	3.848	
15-01-17	CONSTRUCTION MICHAEL SIZEMORE TRUST OF THE MICHAEL SIZEMORE TRUST, INTERMEDIATE TRUST	15-01-17	3000000000	3.848	3.848	3.848	3.848	3.848	
15-01-18	CONSTRUCTION MICHAEL SIZEMORE TRUST OF THE MICHAEL SIZEMORE TRUST, INTERMEDIATE TRUST	15-01-18	3000000000	3.848	3.848	3.848	3.848	3.848	
15-01-19	CONSTRUCTION MICHAEL SIZEMORE TRUST OF THE MICHAEL SIZEMORE TRUST, INTERMEDIATE TRUST	15-01-19	3000000000	3.848	3.848	3.848	3.848	3.848	
15-01-20	CONSTRUCTION MICHAEL SIZEMORE TRUST OF THE MICHAEL SIZEMORE TRUST, INTERMEDIATE TRUST	15-01-20	3000000000	3.848	3.848	3.848	3.848	3.848	
15-01-21	CONSTRUCTION MICHAEL SIZEMORE TRUST OF THE MICHAEL SIZEMORE TRUST, INTERMEDIATE TRUST	15-01-21	3000000000	3.848	3.848	3.848	3.848	3.848	

NOTES

1. ALL TEMPORARY PERMITS TO BE OF 90 MONTH DURATION

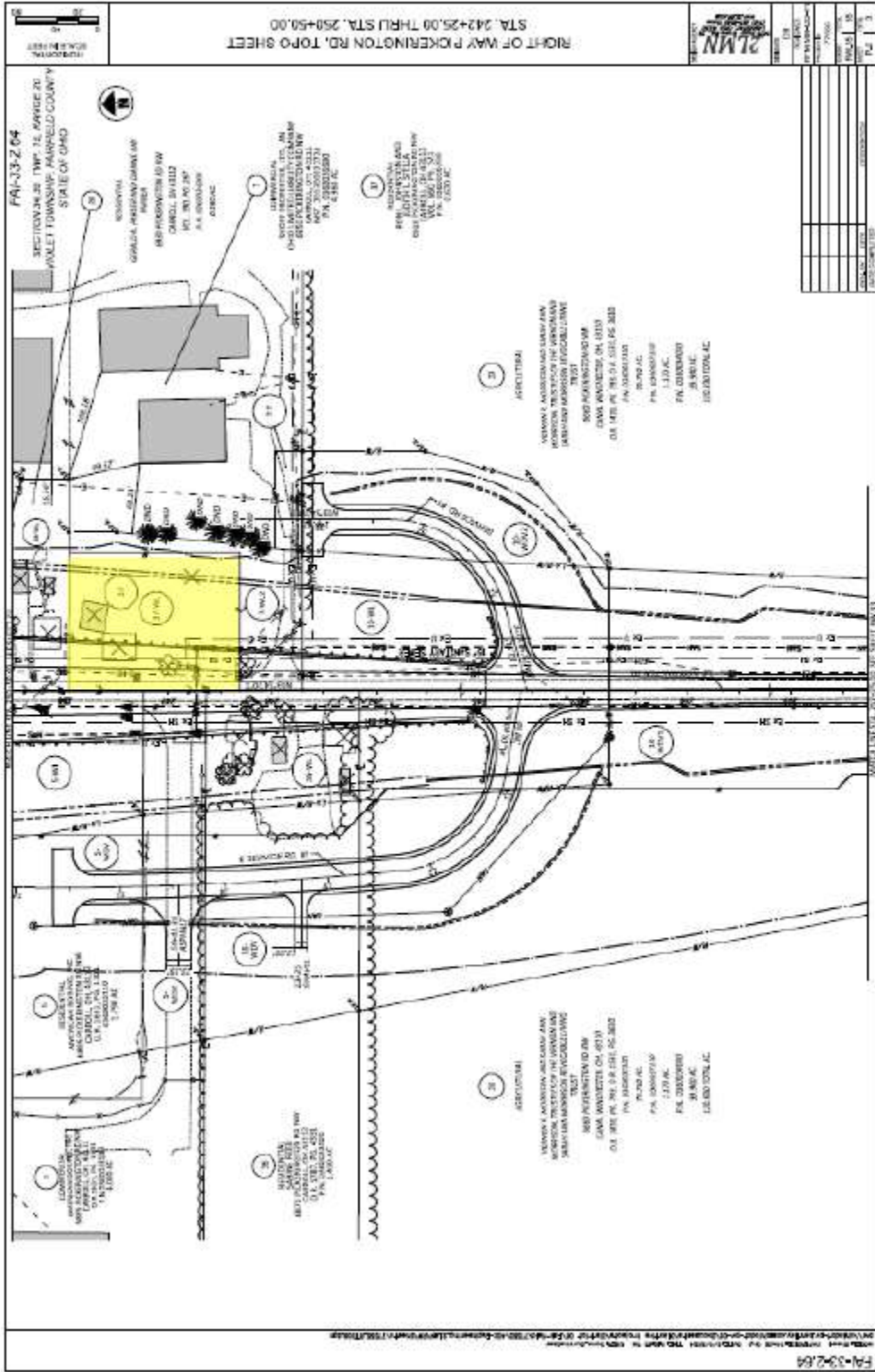
2. OWNER/CITY CONTRACTOR TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE

3. REFER TO THE SUBMITTAL FOR MORE INFORMATION

4. THE CITY MAY REQUIRE THE CONTRACTOR TO OBTAIN A PERMIT FOR TEMPORARY EASEMENT

5. REFER TO THE SUBMITTAL FOR MORE INFORMATION

6. THE CITY MAY REQUIRE THE CONTRACTOR TO OBTAIN A PERMIT FOR TEMPORARY EASEMENT

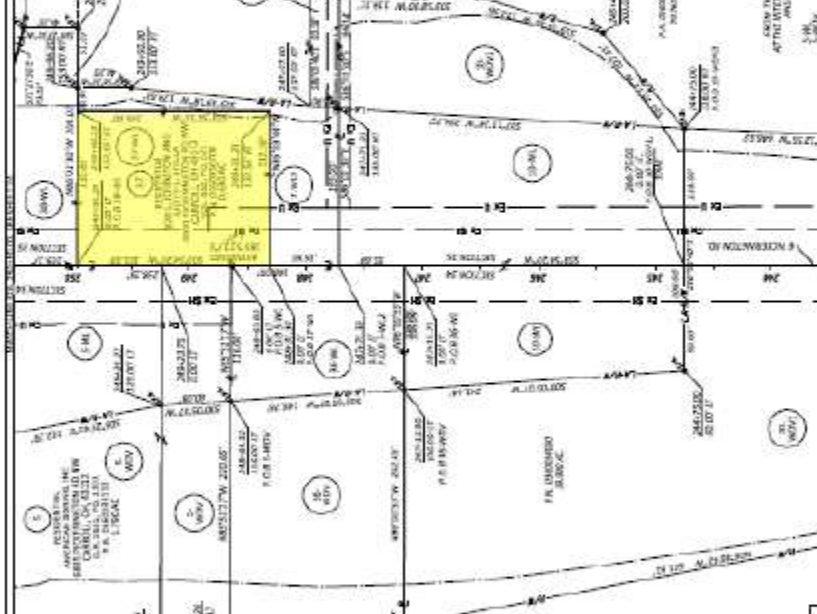


F91-33-2.04
 SECTION 24.21 TWP 14, RANGE 20
 WALET TOWNSHIP, HARRIS COUNTY
 STATE OF OHIO

RIGHT OF WAY PICKERINGTON RD, TOPO SHEET
 STA. 242+25.00 THRU STA. 250+50.00

DATE: 11/15/11
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO.: 11-11-11-001

NO.	DESCRIPTION
1	EXISTING
2	PROPOSED
3	AS-BUILT
4	UTILITY
5	EASEMENT
6	ENCROACHMENT
7	ADJACENT PROPERTY
8	ADJACENT ROAD
9	ADJACENT WATERWAY
10	ADJACENT AIRWAY
11	ADJACENT RAILROAD
12	ADJACENT POWERLINE
13	ADJACENT TELEPHONE LINE
14	ADJACENT GAS LINE
15	ADJACENT SEWER LINE
16	ADJACENT WATER MAIN
17	ADJACENT DRAINAGE
18	ADJACENT FENCE
19	ADJACENT SIGN
20	ADJACENT LIGHTING
21	ADJACENT LANDSCAPE
22	ADJACENT TREES
23	ADJACENT BUSHES
24	ADJACENT GRASS
25	ADJACENT SOIL
26	ADJACENT ROCK
27	ADJACENT SAND
28	ADJACENT SILT
29	ADJACENT CLAY
30	ADJACENT COBBLES
31	ADJACENT GRAVEL
32	ADJACENT ASPHALT
33	ADJACENT CONCRETE
34	ADJACENT BRICK
35	ADJACENT STONE
36	ADJACENT MASONRY
37	ADJACENT METAL
38	ADJACENT WOOD
39	ADJACENT PLASTIC
40	ADJACENT GLASS
41	ADJACENT RUBBER
42	ADJACENT LEATHER
43	ADJACENT PAPER
44	ADJACENT FABRIC
45	ADJACENT CERAMIC
46	ADJACENT GLAZED CERAMIC
47	ADJACENT ENAMELED CERAMIC
48	ADJACENT POLISHED METAL
49	ADJACENT PAINTED METAL
50	ADJACENT GALVANIZED METAL
51	ADJACENT STAINLESS STEEL
52	ADJACENT ALUMINUM
53	ADJACENT COPPER
54	ADJACENT BRASS
55	ADJACENT INCONEL
56	ADJACENT TITANIUM
57	ADJACENT CARBON STEEL
58	ADJACENT LOW ALLOY STEEL
59	ADJACENT HIGH ALLOY STEEL
60	ADJACENT CAST IRON
61	ADJACENT DUCTILE IRON
62	ADJACENT MALLEABLE IRON
63	ADJACENT WHITE IRON
64	ADJACENT BLACK IRON
65	ADJACENT BROWN IRON
66	ADJACENT RED IRON
67	ADJACENT BLUE IRON
68	ADJACENT GREEN IRON
69	ADJACENT YELLOW IRON
70	ADJACENT PURPLE IRON
71	ADJACENT PINK IRON
72	ADJACENT LIGHT BLUE IRON
73	ADJACENT LIGHT GREEN IRON
74	ADJACENT LIGHT PURPLE IRON
75	ADJACENT LIGHT PINK IRON
76	ADJACENT LIGHT BLUE-GREEN IRON
77	ADJACENT LIGHT GREEN-PURPLE IRON
78	ADJACENT LIGHT PURPLE-PINK IRON
79	ADJACENT LIGHT PINK-BLUE IRON
80	ADJACENT LIGHT BLUE-PURPLE IRON
81	ADJACENT LIGHT PURPLE-BLUE IRON
82	ADJACENT LIGHT BLUE-GREEN-PURPLE IRON
83	ADJACENT LIGHT GREEN-PURPLE-PINK IRON
84	ADJACENT LIGHT PURPLE-PINK-BLUE IRON
85	ADJACENT LIGHT PINK-BLUE-GREEN IRON
86	ADJACENT LIGHT BLUE-GREEN-PURPLE-PINK IRON
87	ADJACENT LIGHT GREEN-PURPLE-PINK-BLUE IRON
88	ADJACENT LIGHT PURPLE-PINK-BLUE-GREEN IRON
89	ADJACENT LIGHT PINK-BLUE-GREEN-PURPLE IRON
90	ADJACENT LIGHT BLUE-GREEN-PURPLE-PINK-BLUE IRON
91	ADJACENT LIGHT GREEN-PURPLE-PINK-BLUE-GREEN IRON
92	ADJACENT LIGHT PURPLE-PINK-BLUE-GREEN-PURPLE IRON
93	ADJACENT LIGHT PINK-BLUE-GREEN-PURPLE-PINK IRON
94	ADJACENT LIGHT BLUE-GREEN-PURPLE-PINK-BLUE-GREEN IRON
95	ADJACENT LIGHT GREEN-PURPLE-PINK-BLUE-GREEN-PURPLE IRON
96	ADJACENT LIGHT PURPLE-PINK-BLUE-GREEN-PURPLE-PINK IRON
97	ADJACENT LIGHT PINK-BLUE-GREEN-PURPLE-PINK-BLUE IRON
98	ADJACENT LIGHT BLUE-GREEN-PURPLE-PINK-BLUE-GREEN-PURPLE IRON
99	ADJACENT LIGHT GREEN-PURPLE-PINK-BLUE-GREEN-PURPLE-PINK IRON
100	ADJACENT LIGHT PURPLE-PINK-BLUE-GREEN-PURPLE-PINK-BLUE IRON



RIGHT OF WAY PICKERINGTON RD. BOUNDARY SHEET
 STA. 210+25.00 THRU STA. 260+50.00

FAIRWAY CURVATURE TABLE

DIRECTION	EX. SH.	EX. LITH.	EX. CH.	CON. EASE	EX. LA.
S-W	0.168	0.164	0	0	0
S-W/M	0	0.134	0	0	0
W-M/W	0.581	0.067	0	0	0
S-W/M	0.37	0.116	0	0	0
S-W/M	3.198	1.148	0	0	0
T.W.	0.134	0.013	0	0	0
S-W	0.078				

FAIRWAY TABLE
 WITH 15% ANTI-CURVATURE ADJUSTMENT
 AT THE INTERSECTION OF ROAD

S.W.	S.W/M	S-W/M	W-M/W	S-W/M	S-W/M	T.W.	S-W
0.168	0.164	0.134	0.067	0.116	0.116	0.134	0.013
0.078	0.078	0.013	0.013	0.013	0.013	0.013	0.013

NO.	DATE	REVISION

EXHIBIT A

Page 1 of 2

Rev. 06/09

RX 252 WL

Ver. Date 12-15-23

PID 77555

**PARCEL 37-WL
FAI-33-2.64
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
INCLUDING LIMITATION OF ACCESS**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Fairfield County, Violet Township, Section 35, Township 15, Range 20, and being all of a 0.630 acre tract conveyed to Ron L. Johnston and Judith L. Stella, as recorded in Deed Volume 660, Page 521 in the Fairfield County Recorder's Office. The below described parcel laying on the right of the centerline of survey for the Pickerington Road in project FAI-33-2.64 as platted by 2LMN, Inc., and being more particularly described as follows:

COMMENCING at a railroad spike found in the existing intersection of Pickerington Road and Benadum Road, said spike being on the centerline of right of way of Pickerington Road and on the section line between said Sections 34 and 35 at station 236+65.17; Thence, along the centerline of Pickerington Road and the west line of said Section 35, North 03 degrees 54 minutes 20 seconds East, 1166.13 feet to a point at the grantor's southwest corner and on the west line of a 4.360 acre tract conveyed to Shoff Properties, Ltd., an Ohio Limited Liability Company as recorded in Instrument 201300022724, said point being 0.00 feet left of centerline of right of way of Pickerington Road at station 248+31.30; and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's west line and along the centerline of Pickerington Road and the west line of said Section 35, **North 03 degrees 54 minutes 20 seconds East, 165.09 feet** to a point at the grantor's northwest corner and the southwest corner of a 0.380 acre tract conveyed to Gerald A. Parker And Dianne Kay Parker, as recorded in Deed Volume 390, Page 267, said point being 0.00 feet left of centerline of right of way of Pickerington Road at station 249+96.39;

EXHIBIT A

RX 252 WL

- 2) **Thence**, along the grantor's north line and the south line of said 0.380 acre tract, **South 86 degrees 01 minutes 30 seconds East, 132.65 feet** to a point at the grantor's northeast corner and on the west line of said 4.360 acre tract, said point being 132.65 feet right of centerline of right of way of Pickerington Road at station 249+96.23;
- 3) **Thence**, along the grantor's east line and the west line of said 4.360 acre tract, **South 03 degrees 56 minutes 16 seconds West, 165.00 feet** to a point at the grantor's southeast corner and the west line of said 4.360 acre tract, said point being 132.56 feet right of centerline of right of way of Pickerington Road at station 248+31.23;
- 4) **Thence**, along the grantor's south and the west line of said 4.360 acre tract, **North 86 degrees 03 minutes 44 seconds West, 132.56 feet** to the **TRUE POINT OF BEGINNING**, containing 0.502 acres.

It is understood that the parcel of land described contains, 0.502 acres, more or less, including the present road occupies 0.114 acres, more or less and is located in Fairfield County Auditor's Parcel Number 0360036700.

The intent of the above described tract is a TOTAL TAKE from Deed Volume 660, Page 521.

All irons pins set are 3/4 inch x 30 inch rebar with a 2 inch aluminum cap stamped "ODOT R/W 2lmm, Inc."

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, November, 2023.

All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). As established by GPS measurements in 2023.

Richard F. Mathias
 Richard F. Mathias, P.S.
 Professional Land Surveyor No. 7798



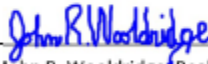



1-23-24
 Date

DESCRIPTION REVIEWED AND APPROVED
 FOR TRANSFER ONLY FAIRFIELD COUNTY
 AUDITOR/ENGINEER TAX MAPS

BY SAK DATE 01/30/24
FAF-33-2.64

LEGAL DESCRIPTION AND PLAT
 MEETS MINIMUM STANDARDS FOR
 BOUNDARY SURVEYS. FAIRFIELD
 COUNTY ENGINEER.
 BY AKS DATE 1/25/24

APPRAISAL SCOPING CHECKLIST

Owners Name	County	FAI
RON L. JOHNSTON et al.	Route	US 33
	Section	02.64
	Parcel No.	037-WL
	Project ID No.	77555
Appraisal Scope		
Partial or total acquisition		Total
Ownership		
Whole parcel determination is complex		No
RE-95 will be required		See Comments
RE 22-1 Apportionment will be required		See Comments
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)		See Comments
Regulation		
Significant zoning or legal regulations are impacting acquisition		N/A
Property is not compliant with legal regulations in the before or after		N/A
R/W and Construction Plans		
Significant improvements are in the acquisition area (or impacted)		Yes
Significant impact to site improvements (landscaping, vegetation, or screening)		Yes
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)		N/A
Significant issues due to elevation change, topography, or flood plain		N/A
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		N/A
Cost-to-Cure should be considered		N/A
Specialized Report (parking, drainage, circuitry, etc.) should be considered		N/A
Appraisal Format Conclusion		LS Before Only
Explanation of appraisal problem. Include discussion of any "Yes" responses above		
The project impact is a total take requiring relocation. Appraiser to determine if tenant/use and just compensation to owner.		
<ul style="list-style-type: none"> • ASC: Based on plans dated 12/13/2023 • Larger Parcel: Appears to be one auditor parcel identified as 0360036700. • RE 95 / RE 22-1: Tenant may exist also needed for relocation allocation (see Ownership / Title). • Ownership / Title: Appraiser to establish whether subject is leased and determine ownership of improvements. 		
Signatures		
Agency Approval by Signature, Title, and Date Typed Name	 Name and Title: John R. Wooldridge, Real Estate Administrator, ODOT District 5	12/20/2023 Date
Review Appraiser Signature and Date	  Name: Gerald A. Tout Kevin P. Schroeder	12/20/2023 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	 Name: G. Franklin Hinkle II	12/21/2023 Date

The RE 95

REV. JAN 2007

C/R/S FAI-33-2.64

Parcel 37-

PID 77555

The purpose of the RE 95 is to identify improvements in the take area, to classify these improvements as real property or personal property and to identify who owns these improvements. Improvements classified as real property are valued in the appraisal process and ODOT will purchase these improvements. Items classified as personal property are moved in the relocation process.

Address of Property	6920 Pickerington Road
Name of Person Occupying the Property	Ron L. Johnston (Fee Owner) and Judith L. Stella (Fee Owner)
Fee Owner's Name:	Ron L. Johnston and Judith L. Stella
Brief Description of Property Type:	Single-Family Residence

Description of Improvements in Take Area:	Classification (Real or Personal Property)	Ownership (Fee/Tenant)
1. Single-Family Residence, Sheds, and Garage:	Real	Fee
2. Personal Items in Residence, Sheds, Garage:	Personal Property	Fee
3. Shed:	Real	Fee
4. Above ground pool	Real	Fee
5.	Choose an item.	Choose an item.
6.	Choose an item.	Choose an item.
7.	Choose an item.	Choose an item.
8. :	Choose an item.	Choose an item.
9.	Choose an item.	Choose an item.
10.	Choose an item.	Choose an item.

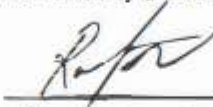
The RE 95

REV. JAN 2007

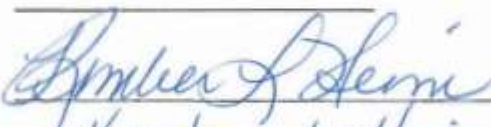
C/R/S FAI 33_2.64
Parcel 37 -
PID 77555

11.	Choose an item.	Choose an item.
12.	Choose an item.	Choose an item.
Attach an Addendum if more space is needed for inventory.		

The parties signing this form understand that all items classified as real property must be present on the property when ODOT takes possession. The amount paid to the owner will be reduced by the value of any items that are not present on the property when ODOT takes possession.

Fee Owner: Signature 
Name Printed: Ron Johnston
Date: 1-3-2024

Tenant/Occupant: Signature: _____
Name Printed: _____
Date: _____

Agent for ODOT: Signature: 
Name Printed: Kimber L Klein
Date: 1/12/24

Comment area (if needed):

National Flood Hazard Layer FIRMette



82°44'38"W 39°50'13"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FE REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) Zone A, X, AE
	With BFE or Depth Zone AE, AO, AH, VE, AP
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with a average depth less than one foot or with discharge areas of less than one square mile (Zone X)
	Future Conditions 1% Annual Chance Flood Hazard (Zone X)
	Area with Reduced Flood Risk due to Levees. See Notes, Zone X
	Area with Flood Risk due to Levees (Zone X)
	NO SCREEN
	Area of Minimal Flood Hazard (Zone X) Effective LOMRs
	Area of Undetermined Flood Hazard (Zone X)
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Close Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Base Line
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

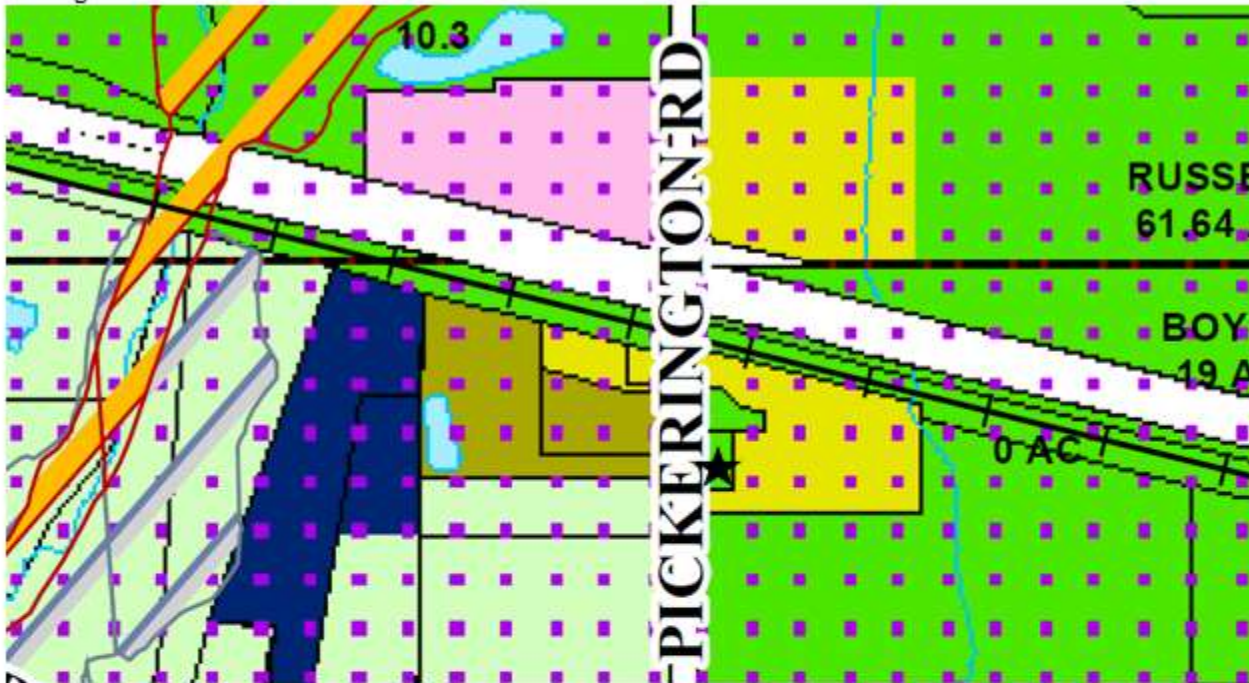
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. If it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/16/2023 at 12:18 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Zoning:



LEGEND

ZONING CLASSIFICATION

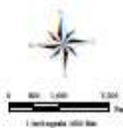
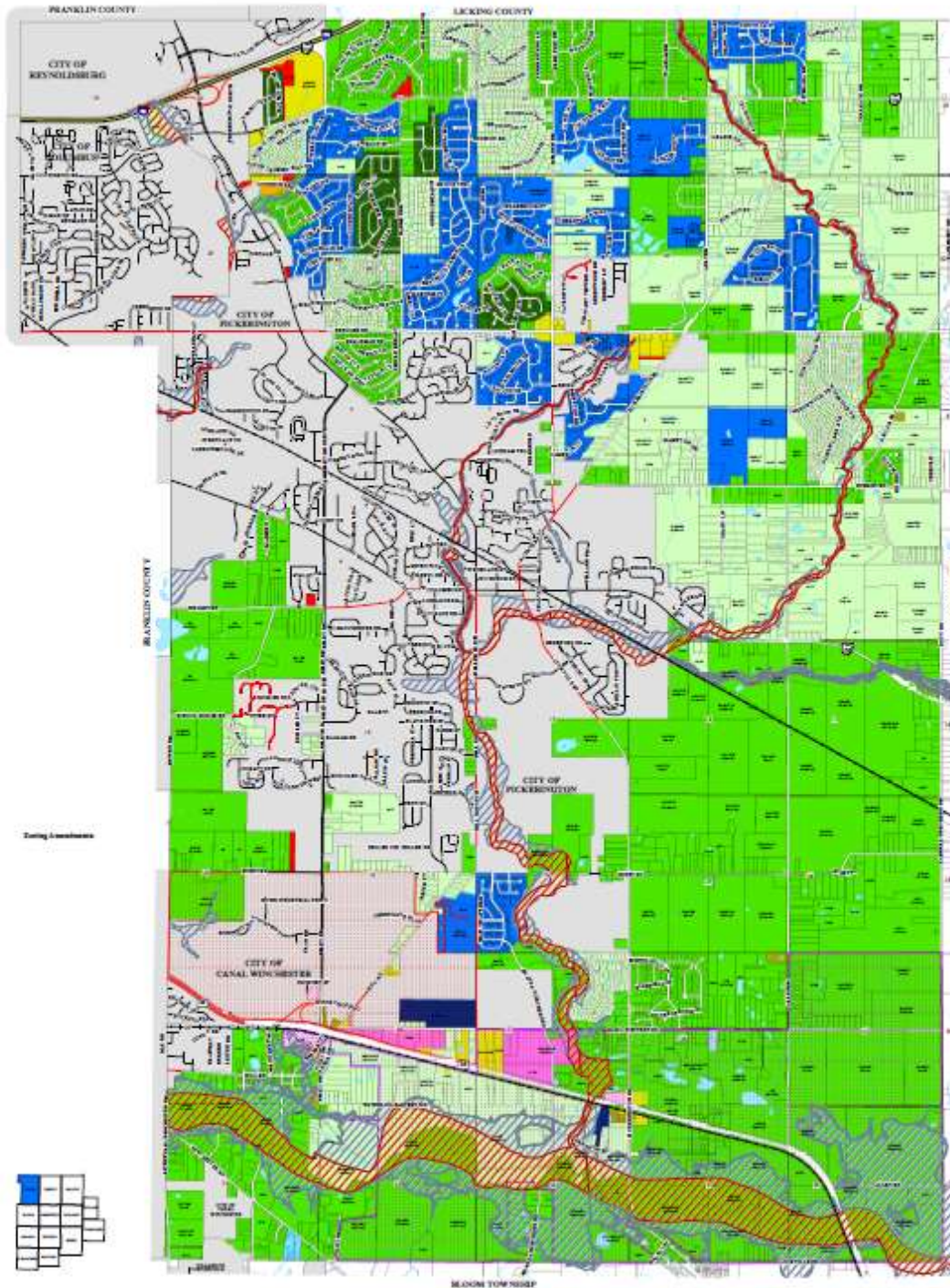
- R-1, SINGLE FAMILY RESIDENTIAL
- R-2, SINGLE FAMILY RESIDENTIAL
- R-3, LOW RISE APARTMENT RESIDENTIAL
- R-7, SINGLE FAMILY RESIDENTIAL (HIGH DENSITY)
- R-8, TWO-FAMILY RESIDENTIAL
- PRD, PLANNED RESIDENTIAL DISTRICT
- PHID, PLANNED BUSINESS AND INDUSTRIAL DISTRICT
- PCD, PLANNED 33 CORRIDOR DISTRICT

- C-1, LOCAL COMMERCIAL
- C-2, LIMITED COMMERCIAL
- C-3, UNLIMITED COMMERCIAL
- M-1, RESTRICTED MANUFACTURING
- M-2, LIMITED MANUFACTURING
- M-3, UNLIMITED MANUFACTURING
- S-1, PROFESSIONAL & COMMERCIAL SERVICES
- S-2, VETERINARY & ANIMAL HOSPITAL SERVICES
- REC-1, PRIVATELY OWNED RECREATIONAL DISTRICT
- PCOD, PLANNED 33 CORRIDOR OVERLAY DISTRICT
- CEDA

- FLOODWAY
- 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- SECTION LINES
- CORPORATION BOUNDARIES
- PARCELS
- BODIES OF WATER
- STREAMS
- RAILROADS

Violet Township Zoning Map

October 2022



LEGEND

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> ■ A-1 RESIDENTIAL SINGLE-FAMILY ■ A-2 RESIDENTIAL SINGLE-FAMILY ■ A-3 RESIDENTIAL SINGLE-FAMILY ■ A-4 RESIDENTIAL SINGLE-FAMILY (LOWER DENSITY) ■ A-5 RESIDENTIAL SINGLE-FAMILY (LOWER DENSITY) ■ A-6 RESIDENTIAL SINGLE-FAMILY (LOWER DENSITY) ■ A-7 RESIDENTIAL SINGLE-FAMILY (LOWER DENSITY) ■ A-8 RESIDENTIAL SINGLE-FAMILY (LOWER DENSITY) | <ul style="list-style-type: none"> ■ C-1 COMMERCIAL GENERAL ■ C-2 COMMERCIAL GENERAL ■ C-3 COMMERCIAL GENERAL ■ C-4 COMMERCIAL GENERAL ■ C-5 COMMERCIAL GENERAL ■ C-6 COMMERCIAL GENERAL ■ C-7 COMMERCIAL GENERAL ■ C-8 COMMERCIAL GENERAL ■ C-9 COMMERCIAL GENERAL ■ C-10 COMMERCIAL GENERAL ■ C-11 COMMERCIAL GENERAL ■ C-12 COMMERCIAL GENERAL ■ C-13 COMMERCIAL GENERAL ■ C-14 COMMERCIAL GENERAL ■ C-15 COMMERCIAL GENERAL ■ C-16 COMMERCIAL GENERAL ■ C-17 COMMERCIAL GENERAL ■ C-18 COMMERCIAL GENERAL ■ C-19 COMMERCIAL GENERAL ■ C-20 COMMERCIAL GENERAL ■ C-21 COMMERCIAL GENERAL ■ C-22 COMMERCIAL GENERAL ■ C-23 COMMERCIAL GENERAL ■ C-24 COMMERCIAL GENERAL ■ C-25 COMMERCIAL GENERAL ■ C-26 COMMERCIAL GENERAL ■ C-27 COMMERCIAL GENERAL ■ C-28 COMMERCIAL GENERAL ■ C-29 COMMERCIAL GENERAL ■ C-30 COMMERCIAL GENERAL ■ C-31 COMMERCIAL GENERAL ■ C-32 COMMERCIAL GENERAL ■ C-33 COMMERCIAL GENERAL ■ C-34 COMMERCIAL GENERAL ■ C-35 COMMERCIAL GENERAL ■ C-36 COMMERCIAL GENERAL ■ C-37 COMMERCIAL GENERAL ■ C-38 COMMERCIAL GENERAL ■ C-39 COMMERCIAL GENERAL ■ C-40 COMMERCIAL GENERAL ■ C-41 COMMERCIAL GENERAL ■ C-42 COMMERCIAL GENERAL ■ C-43 COMMERCIAL GENERAL ■ C-44 COMMERCIAL GENERAL ■ C-45 COMMERCIAL GENERAL ■ C-46 COMMERCIAL GENERAL ■ C-47 COMMERCIAL GENERAL ■ C-48 COMMERCIAL GENERAL ■ C-49 COMMERCIAL GENERAL ■ C-50 COMMERCIAL GENERAL ■ C-51 COMMERCIAL GENERAL ■ C-52 COMMERCIAL GENERAL ■ C-53 COMMERCIAL GENERAL ■ C-54 COMMERCIAL GENERAL ■ C-55 COMMERCIAL GENERAL ■ C-56 COMMERCIAL GENERAL ■ C-57 COMMERCIAL GENERAL ■ C-58 COMMERCIAL GENERAL ■ C-59 COMMERCIAL GENERAL ■ C-60 COMMERCIAL GENERAL ■ C-61 COMMERCIAL GENERAL ■ C-62 COMMERCIAL GENERAL ■ C-63 COMMERCIAL GENERAL ■ C-64 COMMERCIAL GENERAL ■ C-65 COMMERCIAL GENERAL ■ C-66 COMMERCIAL GENERAL ■ C-67 COMMERCIAL GENERAL ■ C-68 COMMERCIAL GENERAL ■ C-69 COMMERCIAL GENERAL ■ C-70 COMMERCIAL GENERAL ■ C-71 COMMERCIAL GENERAL ■ C-72 COMMERCIAL GENERAL ■ C-73 COMMERCIAL GENERAL ■ C-74 COMMERCIAL GENERAL ■ C-75 COMMERCIAL GENERAL ■ C-76 COMMERCIAL GENERAL ■ C-77 COMMERCIAL GENERAL ■ C-78 COMMERCIAL GENERAL ■ C-79 COMMERCIAL GENERAL ■ C-80 COMMERCIAL GENERAL ■ C-81 COMMERCIAL GENERAL ■ C-82 COMMERCIAL GENERAL ■ C-83 COMMERCIAL GENERAL ■ C-84 COMMERCIAL GENERAL ■ C-85 COMMERCIAL GENERAL ■ C-86 COMMERCIAL GENERAL ■ C-87 COMMERCIAL GENERAL ■ C-88 COMMERCIAL GENERAL ■ C-89 COMMERCIAL GENERAL ■ C-90 COMMERCIAL GENERAL ■ C-91 COMMERCIAL GENERAL ■ C-92 COMMERCIAL GENERAL ■ C-93 COMMERCIAL GENERAL ■ C-94 COMMERCIAL GENERAL ■ C-95 COMMERCIAL GENERAL ■ C-96 COMMERCIAL GENERAL ■ C-97 COMMERCIAL GENERAL ■ C-98 COMMERCIAL GENERAL ■ C-99 COMMERCIAL GENERAL ■ C-100 COMMERCIAL GENERAL | <ul style="list-style-type: none"> ■ I-1 INDUSTRIAL ■ I-2 INDUSTRIAL ■ I-3 INDUSTRIAL ■ I-4 INDUSTRIAL ■ I-5 INDUSTRIAL ■ I-6 INDUSTRIAL ■ I-7 INDUSTRIAL ■ I-8 INDUSTRIAL ■ I-9 INDUSTRIAL ■ I-10 INDUSTRIAL ■ I-11 INDUSTRIAL ■ I-12 INDUSTRIAL ■ I-13 INDUSTRIAL ■ I-14 INDUSTRIAL ■ I-15 INDUSTRIAL ■ I-16 INDUSTRIAL ■ I-17 INDUSTRIAL ■ I-18 INDUSTRIAL ■ I-19 INDUSTRIAL ■ I-20 INDUSTRIAL ■ I-21 INDUSTRIAL ■ I-22 INDUSTRIAL ■ I-23 INDUSTRIAL ■ I-24 INDUSTRIAL ■ I-25 INDUSTRIAL ■ I-26 INDUSTRIAL ■ I-27 INDUSTRIAL ■ I-28 INDUSTRIAL ■ I-29 INDUSTRIAL ■ I-30 INDUSTRIAL ■ I-31 INDUSTRIAL ■ I-32 INDUSTRIAL ■ I-33 INDUSTRIAL ■ I-34 INDUSTRIAL ■ I-35 INDUSTRIAL ■ I-36 INDUSTRIAL ■ I-37 INDUSTRIAL ■ I-38 INDUSTRIAL ■ I-39 INDUSTRIAL ■ I-40 INDUSTRIAL ■ I-41 INDUSTRIAL ■ I-42 INDUSTRIAL ■ I-43 INDUSTRIAL ■ I-44 INDUSTRIAL ■ I-45 INDUSTRIAL ■ I-46 INDUSTRIAL ■ I-47 INDUSTRIAL ■ I-48 INDUSTRIAL ■ I-49 INDUSTRIAL ■ I-50 INDUSTRIAL ■ I-51 INDUSTRIAL ■ I-52 INDUSTRIAL ■ I-53 INDUSTRIAL ■ I-54 INDUSTRIAL ■ I-55 INDUSTRIAL ■ I-56 INDUSTRIAL ■ I-57 INDUSTRIAL ■ I-58 INDUSTRIAL ■ I-59 INDUSTRIAL ■ I-60 INDUSTRIAL ■ I-61 INDUSTRIAL ■ I-62 INDUSTRIAL ■ I-63 INDUSTRIAL ■ I-64 INDUSTRIAL ■ I-65 INDUSTRIAL ■ I-66 INDUSTRIAL ■ I-67 INDUSTRIAL ■ I-68 INDUSTRIAL ■ I-69 INDUSTRIAL ■ I-70 INDUSTRIAL ■ I-71 INDUSTRIAL ■ I-72 INDUSTRIAL ■ I-73 INDUSTRIAL ■ I-74 INDUSTRIAL ■ I-75 INDUSTRIAL ■ I-76 INDUSTRIAL ■ I-77 INDUSTRIAL ■ I-78 INDUSTRIAL ■ I-79 INDUSTRIAL ■ I-80 INDUSTRIAL ■ I-81 INDUSTRIAL ■ I-82 INDUSTRIAL ■ I-83 INDUSTRIAL ■ I-84 INDUSTRIAL ■ I-85 INDUSTRIAL ■ I-86 INDUSTRIAL ■ I-87 INDUSTRIAL ■ I-88 INDUSTRIAL ■ I-89 INDUSTRIAL ■ I-90 INDUSTRIAL ■ I-91 INDUSTRIAL ■ I-92 INDUSTRIAL ■ I-93 INDUSTRIAL ■ I-94 INDUSTRIAL ■ I-95 INDUSTRIAL ■ I-96 INDUSTRIAL ■ I-97 INDUSTRIAL ■ I-98 INDUSTRIAL ■ I-99 INDUSTRIAL ■ I-100 INDUSTRIAL |
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**VIOLET TOWNSHIP
 FAIRFIELD COUNTY, OHIO**

Chris J. Brown, PAWS, 10/20/22 10:57 AM
 COUNTY CLERK
 FAIRFIELD COUNTY
 COUNTY OFFICE
 100 SOUTH ZION STREET, 2ND FLOOR
 COLUMBUS, OHIO 43215
 P: 614.622.2288

OFFICIAL ZONING DISTRICT MAP
 APPROVED BY THE BOARD OF ZONING APPEALS
 AUTHORITY: FAIRFIELD COUNTY ZONING MAP, 2022

M-1 District	Restricted Manufacturing
M-2 District	Limited Manufacturing
M-3 District	Unlimited Manufacturing
PD District	Planned Development

Additionally, the following regulations, restrictions and requirements are hereby established and adopted to be followed and enforced within the aforesaid districts, wherever applicable:

3W	Signs and Outdoor Advertising Structures
3X	Off-Street Parking and Loading Requirements
3Y	Swimming Pools - Non-commercial
3Z	Telecommunication Towers, Antennae and Facilities
3AA	Conditional Uses, Substantially Similar Uses, Accessory Uses and Home Occupations, CEDA District Regulations

Districts are and shall be as delineated on a Zoning map of Violet Township, which map is hereby made a part of this Zoning Code. An R-1 District is hereby established in all areas of Violet Township except in areas which may now or hereafter be zoned for other uses and so delineated on the Zoning Map and so described in the minutes of the Zoning Commission and the Board of Trustees.

SECTION III: Districts Defined and Uses Specified

3A R-1 District- Single Family Residential (Moderate Density)

3A1 Uses Permitted in R-1 District

3A1-01: Land and buildings in the R-1 District shall only be used for the following purposes:

1. Single family dwellings, provided such structures comply with the following requirements:
 - (a) shall be permanently attached to solid foundations; and
 - (b) shall be constructed of conventional building materials equal to or better than materials used in existing buildings in the adjacent area; and
 - (c) shall be subject to real estate tax.
2. Accessory buildings or uses, in association with an existing single-family dwelling, subject to the terms, conditions and procedures in Section 3AA4 of this Zoning Resolution.

3A1-02: In addition, the following uses may be permitted in this District subject to the issuance of a Conditional Use Permit pursuant to the procedures contained in Section 3AA and Section VII of this Zoning Code:

- (1) churches and cemeteries serving local residents and their families;
- (2) community halls and buildings available for usage by local residents and their families;
- (3) governmental buildings except for prisons, jails, correctional institutions or half-way houses;
- (4) hospitals, health clinics, nursing homes, retirement homes, assisted living or special care facilities owned and operated by non-profit, charitable corporations, organizations or associations;
- (5) elementary and secondary schools owned and operated by the local school district or by non-profit, charitable corporations, organizations or associations;
- (6) colleges, universities and institutions of higher learning owned and operated by non-profit, charitable corporations, organizations or associations;
- (7) museums and historical sites owned and operated by non-profit, charitable corporations, organizations or associations;
- (8) public recreational buildings, tennis courts, play fields, swimming pools and other neighborhood recreational facilities that do not meet the requirements of the REC-1 District, except that tracks or facilities for racing or running of horses, dogs, motor vehicles, motorcycles, motorized bicycles and all-terrain vehicles shall not be permitted;
- (9) customary home occupations, subject to the terms, conditions and procedures in Section 3AA5 of this Zoning Code.

3A1-03: These and no other uses shall be permitted in an R-1 District.

3A2 Regulations Pertaining to Buildings and Land Use in R-1 district

3A2-01: Each living unit shall have not less than eleven hundred fifty (1150) square feet of living area on the ground and/or first floor. However, when the living units are designed with a living area of thirteen hundred fifty (1350) square feet or more on two or three levels separated in height by seven and one-half (7 1/2) feet or more, and at least two levels are provided with heating and plumbing facilities, the first floor area may be reduced to not less than nine hundred (900) square feet. In no case shall any area with less than seven and

one-half (7 1/2) feet of headroom be considered living area. Rooms used exclusively for utilities and/or storage and unheated rooms shall not be considered living area.

- 3A2-02: One single-family dwelling shall be located on each lot which shall contain not less than one hundred (100) feet frontage, except those lots which are located on the termini of cul-de-sacs, which lots must have a minimum of seventy feet frontage (70) and at least one hundred (100) feet of width at the front line, and each lot must contain an area of not less than twenty thousand (20,000) square feet. For lots that are two acres or more in area, each lot must contain at least one hundred twenty-five feet (125') of frontage and must be at least one hundred twenty-five feet (125') in width at every point measured parallel with the road frontage.

Each such lot shall front upon and have access to an improved, public road or street. Any portion of the lot lying within a public road or street shall not be included as part of the required lot area.

- 3A2-03: The minimum height of each residential structure shall be fourteen (14) feet from the top of the foundation to the highest point of the roof. If the residential structure is a permanently sited manufactured home as defined in Section 519.212, Ohio Revised Code, the height and pitch of the roof shall comply with standards established pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974." 88 Stat. 700, 42 U.S.C.A. 5401.

- 3A2-04: Each lot shall have a front yard of not less than fifty (50) feet from the dedicated right-of-way line or right-of-way easement line and the front line of any building.

- 3A2-05: Each lot shall have side yards of not less than fifteen (15) feet between each side lot line and the dwelling.

- 3A2-06: Each lot shall have a rear yard of at least fifty (50) feet between the rear lot line and the dwelling.

- 3A2-07: For all lots that are one-half acre or less in area, the total area covered by the dwelling and all accessory buildings shall not exceed thirty percent (30%) of the lot area. For all lots greater than one-half acre in area, the total area covered by the dwelling and all accessory buildings shall not exceed fifteen percent (15%) of the lot area or 6,500 square feet, whichever is greater.

- 3A2-08: Attached garages and breezeways shall be considered as part of the dwellings and setback lines shall be the same as for dwellings. Unattached accessory buildings shall comply with Section 3AA4 of this Zoning Resolution.

- 3A2-09: On corner lots the side yard adjacent to the side road shall be not less than twenty-five (25) feet in width. Unattached accessory buildings on a corner lot shall not be located in the side yard adjacent to the side street.

- 3A2-10: Entrance steps, porticos and eaves of three (3) feet or less projection may extend into front, sides and rear yards. Porches, roofed terraces and other building projections shall not extend beyond the set back lines.
- 3A2-11: On any corner lot there shall be no planting, fence, building or other obstruction to vision more than three (3) feet higher than road level within a twenty-five (25) foot radius of the intersection of the paved or improved road edge.
- 3A2-12: Within each residential lot for each residential unit shall be provided a space of not less than two hundred (200) square feet for the parking of one (1) automobile. Such space shall be located no closer than twenty (20) feet to the paved or improved road edge and no closer than fifteen (15) feet to the side or rear lot line.
- 3A2-13: Public sewer and water facilities shall be provided for all dwelling units where required by the rules, regulations, statutes, and requirements of the state or local health authority having jurisdiction over such matters.

3A3 Some Uses Not Permitted in R-1 District

- 3A3-01: Yards for storage of scrap or used materials, junk yards, or automobile graveyards are not permitted. On any lot or unit of property, the storage in the open of unlicensed motor vehicles shall be limited to not more than one (1). Storage in the open of a larger number of unlicensed motor vehicles is permitted only in M-3 Districts in this township and shall be expressly prohibited in all other districts. Unlicensed motor vehicles, including tractors and farm implements, which are used for agricultural purposes as defined by the laws of Ohio, are exempt from this paragraph. Recreational vehicles and boats (including boat trailers) are included in the definition of "motor vehicles" and they may not be stored closer than fifteen feet (15') to any property line, even if licensed.
- 3A3-02: Reduction or incineration of garbage, materials, debris, offal or dead animals.
- 3A3-03: Storage in the open for more than thirty (30) days of materials, debris, tools larger than hand tools, containers, or equipment that is incompatible with the normal residential use of property is not permitted, except during the construction of buildings or facilities, and except for permitted agricultural purposes.

3D PCOD - Planned 33 Corridor Overlay District

3D-01 Purpose

The PCOD is created pursuant to Section 519.021(C) of the Ohio Revised Code to further the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting public and utility services, and encouraging innovation in the planning and building of appropriate types of commercial and light industrial development. The PCOD achieves this purpose by permitting flexibility of design in order to promote and accommodate environmentally sensitive and efficient use of the land, thereby allowing for a unified development that:

- Permanently preserves unique or sensitive natural resources and integrates open space within developments.
- Reduces the amount of infrastructure, including paved surfaces and utility easements, necessary for development.
- Reduces erosion and sedimentation by minimizing land disturbance and removal of vegetation.
- Provides an opportunity for a mix of open space, commercial and light industrial uses not otherwise permitted within the standard zoning district classifications.

- Enables more extensive review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development.
- Assures compatibility between proposed land uses within and around the PCOD through appropriate development controls.
- Enhances the economy of the Township by making available a variety of employment opportunities and providers of goods and services.
- Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are imaginative in architectural design and are consistent with applicable plans for the area and are compatible with adjacent and nearby land uses.

3D-02 Overlay Area Established

The PCOD is created pursuant to Section 519.021(C) of the Ohio Revised Code and encompasses, includes, overlays and rezones to the PCOD the area shown on the PCOD Overlay Zoning District Map, which map is attached hereto and incorporated herein as Attachment 1 and is hereby adopted as the official Zoning District Map for the PCOD as part of this amendment. The existing zoning regulations and districts for such area shall continue to apply to all property within the PCOD unless the Violet Township Board of Trustees approves an application of an owner of property to subject the owner's property to the provisions of the PCOD. Such an application shall be made in accordance with the provisions of Section 3D of the Violet Township Zoning Code and shall include a Development Plan in compliance with the provisions of Section 3D. Upon receiving such an application and development plan, if the Violet Township Board of Trustees determines that the application and Development Plan comply with the provisions of Section 3D and approves the application, the Violet Township Board of Trustees shall cause the zoning map to be changed so that the underlying zoning district no longer applies to such property, with the property being thenceforth located in the PCOD and subject to the regulations there under. The approval of the application and Development Plan and the removal of the prior zoning district from the zoning map is a ministerial act and shall not be considered to be an amendment to the Violet Township Zoning Code.

3D-03 PCOD Requirements

- (A) Minimum Development Tract Size. The parent tract or tracts of a PCOD development must be at least two (2) contiguous and unified acres in size, exclusive of right-of-way.
- (B) Permitted Uses. Within the PCOD, only those uses permitted in the C-2, C-3, M-1 and M-2 Zoning Districts and which are not otherwise prohibited may be requested to be permitted. The precise use to be included in the proposed PCOD shall be clearly specified in the Development Plan.
- (C) Open Space. At least 15% of the development tract, excluding rights-of-way, shall remain as open space that is unified and permanently protected.

- (D) Condition of Approval. Unless otherwise excluded by resolution approved by the Board of Trustees, no real property located in a PCOD shall be included in an Application and Development Plan unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which Violet Township is a contracting party.
- (E) Prohibited Uses. Within the PCOD, the following uses shall be prohibited:
- (1) Uses not specifically approved by the Board of Trustees as part of the Development Plan.
 - (2) Outdoor storage of inoperable, unlicensed or unused motor vehicles for a period exceeding seven (7) days. Said vehicles, if stored on the premises, shall be enclosed within a building so as not to be visible from any adjoining property or public road. This prohibition shall not apply to a legal sales or repair activity if such activities are carried out in compliance with the approved Development Plan.
 - (3) Except as provided in the Development Plan, no trailer of any type, no boats, no motor homes, and no equipment of any type shall be parked in front of the front building line on any lot within this district. If a structure is located on the property the building line shall be considered to be the front wall of the structure, even if said structure is located behind the minimum building line established by the Development Plan.
 - (4) Except as specifically permitted in the approved Development Plan, no manufactured home, mobile home, or mobile office structure shall be placed or occupied in this district.
 - (5) Sales trailers of any type.
 - (6) Sexually Oriented Businesses as defined in Section 3AA2-07(A)(11)(c).
 - (7) Stand-alone car wash facilities, self-service storage facilities, pawn shops, check cashing or short term loan establishments as a primary use, tattoo parlors, and skill game establishments.
 - (8) No trash, debris, discarded materials, junk vehicles, vehicle parts, rags, lumber, building materials, equipment and/or parts thereof, or any garbage, refuse, or junk shall be permitted to accumulate on any lot or portion thereof. All trash, debris, discarded materials, vehicle parts, rags, lumber, building materials, and other garbage, refuse or junk shall be contained in solid sided containers during construction phases and thereafter. No wire or cage-type containers shall be permitted, and no such materials shall be above the sides of the container.

3D-04 Review Process and Procedure

All applications to submit property to the PCOD regulations shall follow the procedures hereinafter set forth:

- (A) Preapplication Meeting. The applicant is encouraged to engage in informal consultations with staff from the Township and the Fairfield County Regional Planning Commission prior to formal submission of an application for approval of a Development Plan. No statement or action by Township or County officials in the course of these informal consultations shall be construed to be a waiver of any legal obligation of the applicant or of any procedure or formal approval required by Township or County statutes or rules.

- (B) Application and Development Plan. The applicant shall prepare and submit a formal application and Development Plan, with ten (10) hard copies, along with an electronic copy and any and all applicable fees to the Violet Township Board of Trustees. The application shall be signed by the Applicant and all owners of the property. The Violet Township Board of Trustees may request that any County agency and/or any committee of the Fairfield County Regional Planning Commission submit comments for consideration at the meeting.

The application shall be accompanied by a Development Plan and the following supporting information and documentation in text and map form:

- (1) A survey plat and legal description signed by a registered Ohio surveyor showing the size and location of the proposed development.

- (2) A grading plan drawn to scale, showing all information pertaining to surface drainage.

- (3) A Landscape Plan which depicts and identifies all proposed landscaping features. The Landscape Plan shall identify the caliber, height, and numbers of each plant, shrub or tree, its name, its size at planting and rendering(s) of how that section of the development would look in elevation.

- (4) A detailed Signage and Exterior Lighting Plan.

- (5) An explanation of the method/structure and proposed documentation and instruments to be used in order to perpetually own, maintain and preserve the required open space. The location, size and proposed use(s) of all open space areas shall be detailed.

- (6) A preliminary traffic impact analysis by a licensed traffic engineer, showing the proposed traffic patterns, public and private streets, and other transportation facilities, including their relationship to existing conditions, topographical and otherwise.

- (C) Development Plan Contents. The Development Plan shall be drawn to a scale of at least one-inch equals 100 feet and shall include in text and map form the following:
- (1) Proposed name of the development and its location.
 - (2) Names and addresses of applicant, owners and developers.
 - (3) Date, north arrow and Plan scale. Scale shall be one-inch equals 100 feet or larger scale.
 - (4) A list, description and location of the precise uses proposed for the development and phases for construction, if any. Listed uses shall be defined by their customary name or identification as stated in the C-2, C-3, M-1 and M-2 Districts, except where they are specifically defined or limited in this Zoning Code. Any listed use may be limited to specific areas delineated in the Development Plan. If the proposed timetable for development includes developing the property in phases, all phases to be developed after the first shall be fully described in textual form in a manner calculated to give Township officials definitive guidelines for approval of future phases.
 - (5) Boundary lines of the proposed development and the total acreage encompassed therein.
 - (6) Locations, widths and names of all existing public streets or other public ways, railroad and utility rights of way or easements, parks and other public open spaces, permanent structures, and section and corporation lines within or adjacent to the tract.
 - (7) Existing sewers, water mains, culverts and other underground facilities within the tract, adjacent to the tract or that will be used or are proposed to be used in developing the tract, indicating pipe sizes, grades and locations.
 - (8) The adjoining lines of adjacent tracts, parcels or lots.
 - (9) Existing zoning restrictions and deed restrictions, if any.
 - (10) Existing ground configuration, drainage channels, wooded areas, watercourses and other significant physical features.
 - (11) Layout of proposed streets, private or public, including their names and rights of way, easements, sewers, water lines, culverts and other major improvements.
 - (12) Layout, numbering and dimensions of lots if more than one.

- (13) Layout, location, dimensions and architectural features of proposed structures.
- (14) Parcels of land intended to be dedicated or temporarily reserved for public use or reserved by deed covenant with the condition proposed for such covenant, and for the dedications.
- (15) Building setback lines with dimensions.
- (16) Proposed street grades and sewer size slope.
- (17) Detailed Off-Street Parking and Loading Plan showing layout, location and design of parking and loading areas, number of parking and loading spaces, traffic circulation, curb cuts, pedestrian walks and lane improvements on existing public roads.
- (18) Engineering feasibility studies of any anticipated problems which may arise due to the proposed development as required by the Board of Trustees.
- (19) Preliminary drawings for buildings to be constructed, including floor plans, exterior elevations and sections.
- (20) Color rendering of buildings(s), complete with a listing of all colors, including Pantone 1999-2000 Reference Numbers or if Pantone is not available, the manufacturer's reference/serial number with samples and materials to be used.
- (21) Building locations depicting the bulk, height and spatial relationships of building masses with adjacent development.
- (22) Intended measures to screen rooftop mechanical equipment, production areas, service areas, storage areas, trash containers and loading zones from view.
- (23) Accommodations and access for emergency and fire-fighting apparatus.
- (24) Location, type, dimensions and features of all signage and exterior lighting.
- (25) Evidence that the applicant has made efforts to preserve and retain existing natural features on the land including, but not limited to, woodlands, natural foliage, waterways, and/or wetlands. It is recommended that these efforts include a plan for the installation and maintenance of adequate signage indicating the natural features.
- (26) The management plan or mechanism to provide for the perpetual maintenance of all landscaping, buffers and shared parking areas by the ultimate owner and/or user.

- (27) The applicant may request a divergence from the development standards set forth in Section 3D. An applicant making such a request shall specifically and separately list each requested divergence and the justification for each requested divergence on the Development Plan submittals, with a request that the proposed divergence be approved as part of and as shown on the Development Plan. Unless specifically supplemented by the standards contained in the Development Plan, the development shall comply with the requirements contained in Section 3D and the General Development Standards applicable to all zoning districts, as set forth in the Violet Township Zoning Code.

In considering requests for divergences, the Zoning Commission and Board of Trustees may evaluate the persuasive value of any and all justifications and information presented, both in favor of and against the justification for any divergence, regarding such requests. Requests for divergences are considered on a case-specific basis and may be granted in the sole discretion of the Board of Trustees. Except as required under applicable law, the granting of a divergence is not binding precedent in a future, unrelated application.

- (28) The ability of the applicant to carry forth this plan by control of the land and the engineering feasibility of the plan.
- (29) Other information, as may be required by the Violet Township Board of Trustees, in order to determine compliance with this Zoning Code.
- (30) The Development Plan (and the various accompanying plans) shall bear the seal of a registered engineer or surveyor and an architect or landscape architect, each of whom shall be licensed to practice in the State of Ohio.
- (D) Board of Trustees Action. After receipt of the completed application materials and required fees, the Board of Trustees shall schedule a public hearing within forty-five (45) days after the filing of the complete application and shall give the applicant along with any adjoining property owner(s) written notice of the hearing at least ten (10) days before the date of the hearing. Notice shall be sent by regular mail. The Board of Trustees shall render a decision on the Application and Development Plan within thirty (30) days after the conclusion of the hearing.
- (E) Basis of Approval. In determining whether or not to approve an Application and Development Plan, the reviewing authorities shall consider the following:
- (1) If the proposed development is consistent in all aspects with the purpose, criteria, intent, and standards of this Zoning Code and whether any divergence is warranted by the design and amenities incorporated in the Development Plan.
- (2) If the proposed plan meets all of the design features required in this Code.

- (3) If the proposed development is in keeping with the existing land use character and physical development potential of the area.
- (4) If the proposed development will be compatible in use and appearance with surrounding land uses.
- (5) If the proposed development will be adequately served by essential public facilities and services including, without limitation, roads, walkways and bike paths, police and fire protection, drainage structures, potable water and centralized sanitary sewers or other approved sewage disposal systems.
- (6) If the proposed development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development.
- (7) If the proposed development can be made accessible through existing Township roadways or roadways and lane improvements actually being constructed and opened prior to the opening of the PCOD without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township.
- (8) If the proposed development is compatible with any adjacent residential areas and is designed in such a way as to minimize any unreasonable adverse impact on existing residential areas of the Township.
- (9) Such other considerations which may be deemed relevant by the Board of Trustees.

In approving the Application and Development Plan, the Board of Trustees may impose such conditions, safeguards and restrictions deemed necessary in order to carry out the purpose and intent of the PCOD.

- (F) Development Plan Approval Period. The approval of the Development Plan shall be effective for a period of two (2) years (or for such other time period as may be approved as part of the Development Plan) in order to allow for the preparation and recording of a subdivision plat (if required under applicable law) and the commencement of construction following the issuance of certificate of zoning compliance. If no plat has been recorded within this approval period (or, if platting is not required, if construction has not commenced) and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the initial Development Plan.

- (G) Plat Required. No zoning certificate shall be issued for any structure in any portion of a PCOD for which a plat is required by the Fairfield County Regional Planning Commission unless the final subdivision plat for that portion has been approved by the applicable platting authorities and recorded with the Fairfield County Recorder.
- (H) Extension of Time/Modification of Development Plan.
- (1) An extension of the time limit for either recording the approved subdivision plat or the commencement of construction may be granted by the Board of Trustees upon application of the owner(s), provided the Board of Trustees determines that such an extension is not in conflict with the public interest, that there is a legitimate purpose and necessity for such extension, and that the applicant shows evidence of a reasonable effort toward the accomplishment of the recordation of the plat and the completion of the development of the project. The length of time permitted for an extension shall be determined based upon the application submitted and at the discretion of the Board of Trustees. A request for extension shall be filed prior to the expiration of the established approval period.
 - (2) A request for minor changes, as determined by the Board of Trustees, to the Development Plan may be approved by the Board of Trustees without being subject to the same procedures as the original application. Any approval may be with such amendments, conditions or modifications as the Board of Trustees may determine.
 - (3) In the case of a request for a modification or amendment to the approved Development Plan that represents a substantial departure from the intent of the original proposal, as determined by the Board of Trustees, said modification or amendment shall be subject to the same procedure and conditions of Development Plan approval as the original application. The following shall be considered substantial departures from the original application:
 - (a) A change in the use or character of the development.
 - (b) An increase in overall lot coverage of structures and off-street parking.
 - (c) An increase in the size of any building.
 - (d) An increase in the problems of traffic circulation or public utilities.
 - (e) A reduction in approved open space.
 - (f) A reduction in off street parking and loading space.
 - (g) A reduction in specified pavement widths.

- (h) A reduction of the acreage in the planned development.
- (i) Any other departure from the approved Development Plan which is deemed substantial by the Board of Trustees.

Any approval of such request may be with such amendments, conditions, or modifications as the Board of Trustees may determine.

- (I) Fees. A fee as established by the Board of Trustees shall accompany an application requesting approval of the Development Plan, as well as any request for extension or modification. In addition, the applicant shall also be responsible for all reasonable and necessary expenses incurred by Violet Township in using professional consulting services to review the Development Plan. These expenses may include, without limitation, costs for professional consultants such as attorneys, architects, landscape architects, planners and engineers utilized by the Township in connection with reviewing the Development Plan and related application materials. As soon as reasonably practicable following the submission of an application for approval of a Development Plan, the Board of Trustees shall decide if it needs a professional consultant(s) to assist it in reviewing the application. If the Board of Trustees decides it needs professional consulting services, it shall designate the person(s) to be consulted and make an initial estimate of the expenses anticipated to be incurred in reviewing the application materials. The Board of Trustees shall provide the applicant with notice of its initial estimate of such expenses. This initial estimate will be reviewed, and may be revised, from time to time during the review process, and, if such review results in an increase in the estimated professional consulting fees and charges which will be incurred in the Township's review of the application materials, the Board of Trustees shall send the applicant written notice of the revised estimate of fees and charges. Within fourteen (14) days of the date of the notice of the initial estimate of fees and charges (and, if applicable, within fourteen (14) days of the date of the notice of any revised estimate), the applicant shall deposit in the office of the Township Fiscal Officer or the Fiscal Officer's designee, an amount equal to the estimated cost of the Township's expenses. In making the estimate of the professional consulting fees and charges anticipated to be incurred, the Board of Trustees shall consider the reasonable commercial rates of qualified professionals.

3D-05 Design Standards

The proposed development shall be designed in accordance with accepted planning principles, including the design standards included in this Section, to ensure that the use of land, buildings and other structures; the building location, bulk, layout, arrangement, design, and height; the percentages of lot areas that may be occupied; the set back of buildings; and the sizes of yards and other spaces are in compliance with the purposes and standards of this Section. The Development Plan shall comply with the following design standards:

- (A) Access. The PCOD development shall have direct access to one or more dedicated and improved public roads of sufficient capacity to accommodate traffic generated by the proposed development. Provision for future connections to other public roads as required by the Township, the County Engineer and/or Fairfield County Regional Planning Commission shall be provided. Unless otherwise provided by an approved development plan, vehicular connectivity shall be provided between adjacent commercial uses through the use of cross-access easements between parking lots.
- (B) Setbacks and Yard Areas. The location and arrangements of buildings and structures within the PCOD shall be configured in a manner to appropriately balance open spaces and commercial areas and to provide safe separation between buildings and uses and to ensure convenient access within the area. The development should be accomplished as a commercial park with campus like settings that have large lots with ample amounts of landscaping and vegetation to create an attractive economic center for the Township and the surrounding area.
- (C) Perimeter Area. When located contiguous to a residential district (R-1, R-2, R-3, R-7, R-8 or PD), no building shall be constructed within fifty (50) feet of the perimeter property line of the contiguous property, and no parking shall be constructed closer than fifty (50) feet to a contiguous property line.
- (D) Buildings. The physical relationship of buildings and other site improvements to one another and the surrounding area, as created by building size, mass, height, shape and setback, shall result in a harmonious development within the development and adjacent to it. The bulk and height of buildings within the proposed development shall be compatible with the surrounding area and sufficiently buffered from the surrounding areas in order to mitigate any potential adverse impact. Buildings, structures and parking areas shall be designed and located within the development in ways that conserve environmentally sensitive or unique natural, historic or cultural features, and minimize environmental impacts. Buildings and structures shall be designed to enhance both areas within the development and surrounding areas, giving due regard to building footprints, building orientation, massing, roof shape, pitch and exterior materials.
- (E) Building Size. Building size shall be limited in areas not conducive to absorbing the impacts associated with larger types of commercial establishments. Large scale buildings and operations are encouraged to be located adjacent to major arterials and are discouraged in areas abutting minor arterials, collector and local street systems. Buildings may contain such area of floor space as is approved in the Development Plan.
- (F) Tract Coverage. Ground coverage by buildings and paved areas shall be minimized and shall be designed to foster compatibility both within the project area and adjacent properties.

- (G) Lighting. Exterior building and parking lot lighting including the style and height shall be minimized and shall not be directed toward or impact adjacent areas. A detailed Exterior Lighting Plan shall accompany and be submitted with the Development Plan and shall be subject to approval as part of the Development Plan.
- (H) Signage. All signs and graphics within the PCOD shall be compatible in size, location, material, height, shape, color, and illumination. A Signage Plan for the entire PCOD shall set forth the design parameter for the entire project to ensure a constant and comprehensive character throughout the project. The Signage Plan shall include the design, layout, and dimensions of all ground, monument, window and wall signs as well as distances from right-of-ways and the type and intensity of illumination. Signs should contribute to an overall cohesive design, reflect simplicity, and avoid visual clutter. The overall design and placement of buildings should take into account the general placement of signs so that all permanent signs and associated lighting fixtures compliment the appearance and architecture of the buildings and the PCOD, but do not contribute to environmental degradation. Ground signs shall be designed to relate to and share common design elements with the building. The materials and colors of the sign, sign background and sign frame shall be compatible with the buildings materials and colors.
- (I) Landscaping. All yards (front, side and rear) and all open space not covered by structure, asphalt and the like shall be landscaped. A detailed Landscape Plan shall accompany and be submitted with the Development Plan and shall be subject to approval as part of the Development Plan. All landscaping shall be maintained and kept in accordance with the Landscape Plan as submitted and approved. All vacant areas shall be kept seeded and maintained in such a manner as to prevent erosion of the property and excess drainage on adjoining land. The Landscape Plan shall show the caliber, height, numbers, name and placement of all materials. The pattern of landscaping shall be coordinated in design and type of materials, mounding and fencing used. Landscaping may vary in density, spacing and other treatments to reflect variations of topography, existing landscape or land uses. The landscape treatment proposed to be provided shall emphasize a pedestrian environment, separate pedestrian ways from parking areas, enhance architectural features, provide shade and strengthen vistas and important axis between the development and other locations. The Landscape Plan shall preserve and be sensitive to the natural characteristics of the site and shall provide screening from adjacent residential uses and districts. Where natural or existing topographic patterns positively contribute to the appearance and utility of a development, they shall be preserved. Any proposed landscape mounds shall be designed with such slope, plant and other landscape materials so as to minimize maintenance requirements and maximize the health and durability of the chosen plants and landscape materials. Overall unity of design shall be encouraged through landscape treatment. Plants that are indigenous to the area and others that are hearty, harmonious to the design, consistent with adjacent land uses, and, where applicable, of good appearance shall be used. Landscaped parking lot islands shall be designed in accordance with these landscape principles as well as to facilitate snow removal techniques.

- (J) Parking and Loading Areas. Off street parking shall be provided prior to receipt of a final certificate of occupancy from the Township for the main structure or building, with adequate provisions for ingress and egress. A detailed Off-Street Parking and Loading Plan shall accompany and be submitted with the Development Plan and shall be subject to approval as part of the Development Plan. Parking areas shall be so designed as to discourage single large unbroken paved lots for off-street parking and shall encourage smaller defined parking areas within the total parking system. Such defined parking areas shall be delineated and accented by landscaped areas. Parking aisles, whenever possible shall be oriented perpendicular to the building fronts. All service and delivery and loading areas shall be made to the rear of the structure(s) unless special design treatment or circumstances warrant an alternative. The layout of parking areas, service areas and related entrances, exits, signs, lighting, noise sources or other potentially adverse influences shall be designed, located and, in certain instances, screened to protect the character of the area as well as those areas adjacent to the development.
- (K) Open Space. Open spaces shall be distributed throughout the development as part of a unified open space system, which shall serve to unify the development visually and functionally, and buffer surrounding land uses. Open spaces may be used for the natural disposal of storm water drainage. No features shall be designed which are likely to cause erosion or flooding.
- (L) Floodplains and Environmentally Sensitive Areas. Floodplains shall be protected from building or pavement encroachment. A riparian buffer shall be provided for stream beds along the entire length and on both sides of a river or perennial stream channel. The buffer area shall have a width of not less than fifty (50) feet as measured from the river, creek or stream high water mark on both sides. The buffer area shall have a width of not less than twenty-five (25) feet as measured from any tributary stream high water mark on both sides. This buffer area shall be restricted from development and managed to promote the growth of vegetation indigenous to the area capable of maintaining the structural integrity of the stream bank. A wetlands buffer shall be provided for all wetlands required to be retained by the Army Corp of Engineers or the Ohio EPA. The buffer area shall have a width not less than twenty-five (25) feet, measured from the edge of the designated wetland. The buffer area shall not be disturbed other than as is necessary to establish a natural landscape. Existing trees should be preserved and protected to the extent practicable. A Flood Hazard Permit will be required from the Fairfield County Regional Planning Commission if development takes place within a FEMA flood hazard area.
- (M) Utilities. Centralized water supply and sanitary sewage disposal systems and storm water management shall be provided, subject to the Fairfield County Sanitary Engineer, Fairfield County Engineer, Board of Health and the Ohio Environmental Protection Agency approval. All utility service lines shall be located underground.

- (N) Fire and Explosion Hazards. All activities, including storage, involving flammable or explosive materials shall include the provision of adequate safety devices against hazard of fire and explosion. All standards enforced by the Occupational Safety and Health Administration shall be adhered to. Burning of waste materials in open fire is prohibited, as enforced by the Ohio Environmental Protection Agency.
- (O) Air Pollution. No emission of air pollutants shall be permitted which violate the Clean Air Act of 1977 or later amendments as enforced by the Ohio Environmental Protection Agency.
- (P) Glare, Heat, and Exterior Light. Any operation producing intense light or heat, such as high temperature processing, combustion, welding, or other shall be performed within an enclosed building and not visible beyond any lot line bounding the property whereon the use is conducted.
- (Q) Dust and Erosion. Dust or silt shall be minimized through landscaping or paving in such a manner as to prevent their transfer by wind or water to points off the lot in objectionable quantities.
- (R) Liquid or Solid Wastes. No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply or interfere with bacterial processes in sewage treatment, shall be permitted. The standards of the Ohio Environmental Protection Agency shall apply.
- (S) Vibrations and Noise. No uses shall be located and no equipment shall be installed in such a way as to produce intense, earth shaking vibrations which are discernible without instruments at or beyond the property line of the subject premises. Noise standards of the Ohio Environmental Protection Agency shall be adhered to.
- (T) Odors. No use shall be operated so as to produce the continuous, frequent or repetitive emission of odors or odor causing substances in such concentrations as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located. The applicable standards of the Ohio Environmental Protection Agency shall be adhered to.

3D-06 Minimum Development Standards

The Development Plan shall comply with the following development standards:

- (A) Lot Area. No minimum lot size is required. However, all lots shall be of sufficient area to comply with the required yard areas, setbacks and other design and development standards.
- (B) Intensity of Use. All buildings shall be erected on continuous, permanent foundations and shall be constructed of conventional building materials of a quality equal to or

better than those used in existing buildings in nearby areas. All office, retail and manufacturing activities and all storage, handling and warehousing of products shall be completely enclosed within buildings.

(C) Setbacks and Yard Areas.

- (1) Frontage. Lots shall front upon and have access to an improved, public road. Outlots may be located on an improved, public or private street. Such road frontage shall be no less than one hundred twenty-five (125) feet.
- (2) Minimum Side Yard. A side yard shall be provided which equals one-third (1/3) the sum of the height and width of the structure, but in no case less than fifty (50) feet and no more than one hundred fifty (150) feet from any residential zoning district.
- (3) Minimum Rear Yard. A rear yard shall be provided which equals one-third (1/3) the sum of the height and width of the structure, but in no case less than fifty (50) feet and no more than one hundred fifty (150) feet from any residential zoning district.
- (4) Additional Setback. Along all road frontages, extending fifty (50) feet from the center line of right-of-way, but in no case less than five (5) feet from the edge of the right-of-way, shall be a clear strip of land upon which no building, structure, sign or any other thing shall be erected nor any automobile parking space shall be provided with the exception of the following:
 - (a) Driveways for ingress and egress.
 - (b) Floodlights on poles not less than fifteen (15) feet above road grade and directed so that glare does not impinge upon the road.
 - (c) Signs not over four (4) square feet for direction of traffic only.
 - (d) Plantings no higher than three (3) feet above road grade.
 - (e) Trees, except that when branches extend more than ten (10) feet in diameter, lower branches shall be trimmed to a height of six (6) feet.
 - (f) Utility easements for the erection of public utility poles, hydrants and similar items.
 - (g) Sidewalks.

(D) Buildings.

- (1) Maximum Tract Coverage. The ground area occupied by all the buildings and structures shall not exceed in the aggregate forty-five percent (45%) of the total area of the tract. The ground area occupied by all the buildings, structures, driveways, traffic circulation areas, parking areas and sidewalks shall not exceed in the aggregate seventy-five percent (75%) of the total area of the tract.
- (2) Building Height. No building or structure constructed for industrial purposes shall exceed thirty (30) feet in height. No building or structure for any other permitted use shall exceed three (3) stories in height. Height shall be measured from the finished grade established not closer than fifteen (15) feet to the exterior wall of the structure. Architectural elements such as chimneys, parapets, and cupolas may exceed this height limitation by no more than ten (10) feet.
- (3) Building Dimensions. Buildings may contain such area of floor space as is approved in the Development Plan.
- (4) The use of environmentally conscious construction standards, such as Leadership in Environmental Energy and Design "LEED", on structures built in the PCOD district is encouraged by the Township, but not required.

(E) Architectural Standards. Buildings shall be designed to be seen from three hundred sixty degrees (360°) and have the same caliber of finish on all elevations. Building additions and accessory structures, whether attached or detached, shall be of similar design, materials, and construction to that of the existing or principal structure. The following standards shall apply to structures for:

(1) Commercial and Office Uses.

- (a) Design Elements. For every one hundred (100) feet of elevation width, each side and rear elevation must contain two (2) design elements and each front elevation must contain at least three (3) design elements. Typical design elements are as follows:
 - (i) A door of at least twenty-eight (28) square feet in area with an awning, window, faux window or other feature subject to approval by the Board of Trustees, as applicable;
 - (ii) A window of at least six (6) square feet in area. Windows closer than ten (10) feet shall be considered as one (1) element. A set of adjacent windows, such as double or bay windows, shall be considered one element;

- (iii) A chimney;
 - (iv) A gabled vent of at least four (4) square feet in area;
 - (v) Porches, decks or similar structures; or
 - (vi) A similar significant permanent architectural feature consistent with the style of the building upon approval of the Board of Trustees as applicable.
- (b) Facade Appearance. A building frontage that exceeds a width of fifty (50) feet shall incorporate sectioning and offset of the wall plane to inhibit a large expanse of black wall and add interest to the façade.
- (c) Materials. All exterior walls shall be comprised of eighty (80) percent natural material with brick or stone as the predominant material. Other natural materials may also be incorporated into the building's exterior design. Use of "newer" materials may be acceptable per the approval of the Board of Trustees, as applicable. Stucco, Drivit, and like materials may be used as accents provided the total square footage of accent material does not exceed forty-five (45) percent of the gross exterior building wall square footage.
- (d) Glass. The use of black, gold, green, silver, opaque or any other reflective or colored glass on a building is prohibited. Frosted glass may be permitted in some cases, subject to approval of the board of Trustees, as applicable.
- (e) Roofing. All pitched roofs shall be of dimensional shingles, standing seam metal, slate or simulated slate.
- (f) Drive Thru Features. A drive thru, if deemed appropriate for the site, shall be designed as an integral part of the structure it serves. Features incorporated with a drive thru including, but not limited to, canopies, awning, and support posts shall match the materials and color scheme of the building they are serving. Drive thru features shall not have any pickup windows, ordering areas, signage, or other related items located on the front elevation of a building or located between the building and a street right-of-way.
- (g) In-Line Retail Exemption. Side or rear elevations of an in-line retail development may be exempt from the building design standards of the PCOD if such elevations are not visible to customer traffic, a public right-of-way, or if a future phase of the in-line retail development is forthcoming adjacent to the elevation. Such exempt elevations shall use materials complimentary to the primary elevation and be screened by

landscaping, mounding fencing, or a combination thereof, as deemed appropriate.

(2) Industrial Uses.

- (a) Facade. Sides of building visible from a public right-of-way shall be broken up with architectural design elements, landscaping, or a combination thereof.
- (b) Use of Color. Earth tones, muted hues, and natural tones are permitted as a structure's base color. Brighter hues are permitted only as an accent feature on building elements such as awnings, doors and trim. A mixed color palette on a single building should be carefully selected so all colors harmonize with each other.
- (c) Glass. The use of black, gold, green, silver, opaque or any other reflective or colored glass on a building is prohibited. Frosted glass may be permitted in some cases, subject to approval of the Board of Trustees, as applicable.
- (d) Pole Building Prohibited. All buildings shall be constructed on a continuous, permanent foundation, Pole buildings shall not be permitted.

(F) Exterior Lighting. A detailed Exterior Lighting Plan shall accompany and be submitted with the Development Plan and shall be subject to approval as part of the Development Plan. The Exterior Lighting Plan is subject to the following restrictions:

- (1) Site lighting shall be required for all developments and be designed to sufficiently illuminate the site and minimize spillover from the property.
- (2) Light pole heights should be in harmony with the parcel, building and parking lot size as well as the surrounding area. Parking lot lighting shall be of a standard light source type and style.
- (3) For non-residential uses, parking lots with thirty (30) or less spaces shall have a maximum lighting pole height of eighteen (18) feet and parking lots with more than thirty (30) spaces shall have a maximum lighting pole height of thirty (30) feet.
- (4) Building, pedestrian and landscape lighting may be incandescent, metal halide or other sustainable lighting as determined by the Board of Trustees, as applicable.

- (5) All parking lot areas shall have a maximum light intensity of twenty (20) foot candles and an average light intensity between one (1) foot candle and three (3) foot candles.
 - (6) All external lighting shall be decorative or cut-off type fixtures and downcast to reduce spillover. Outdoor lighting shall be directed, reflected, or shielded so as not to be of excessive brightness or cause glare hazardous to pedestrians or drivers, create a nuisance or unreasonably interfere with a neighboring property owner's right to enjoy his property. Light spillover shall not exceed one tenth (0.1) foot candles when adjacent to a residential district or an existing residential use.
 - (7) Luminaries should have a minimum cut-off of forty-five (45) degrees, so as to provide glare control to pedestrian and vehicular traffic, as well as distinct beam cut-off on the outer perimeter of the setback areas.
 - (8) All landscape uplight fixtures shall be screened by landscaping and cut-off in design.
 - (9) No permanent colored lights or neon lights shall be used on the exterior of the buildings.
 - (10) External building lighting shall be limited to wall mounted sconces.
- (G) Signage. A detailed Signage Plan shall accompany and be submitted with the Development Plan and shall be subject to approval as part of the Development Plan. Graphics and Signage in the PCOD shall conform to the following requirements:
- (1) No signs shall be mounted within any public right-of-way except by the government agencies having jurisdiction over and within that right-of-way.
 - (2) No sign shall obstruct pedestrian or vehicular visibility or otherwise interfere with the safe operation of motor vehicles or the safety of pedestrians.
 - (3) All freestanding signs (ground mounted or pole) shall be located in a landscaped area with a total landscaped area equal to or greater than the total sign area or as proscribed within these regulations. See Section 3D-06(H) for types of landscape materials permitted in the PCOD.
 - (4) Backlighting of individual letters on wall mounted signage shall be permitted.
 - (5) All signage and graphics shall be carefully coordinated with the building and architecture.

- (6) No signs shall be painted directly on the surface of the building, wall or fence. No wall murals shall be allowed.
- (7) No roof signs or parapets signs shall be permitted nor shall a sign extend higher than the building.
- (8) Entry and exit driveway signs shall be limited to a maximum height of three (3) feet and a maximum area of two and one-half (2 ½) square feet per side.
- (9) One (1) wall mounted sign per non-residential tenant shall be permitted in accordance with the following standards:
 - (a) One (1) square foot of sign area per two (2) lineal feet of unit frontage shall be allowed not to exceed one hundred twenty-five (125) square feet of sign area.
 - (b) Signs attached to a building shall be located below the cornice of the building.
- (10) One (1) hanging sign per non-residential tenant may protrude from a building façade. Such sign shall not exceed six (6) square feet in sign area per sign face.
- (11) One (1) ground supported monument-type freestanding sign per parcel containing a non-residential use shall be permitted in accordance with the following requirements.
 - (a) The maximum height of any monument sign shall be six (6) feet as measured from grade to top of the highest part of the sign. Mounding shall not be installed to increase the height or visibility of a monument sign.
 - (b) Maximum area of thirty (30) square feet per sign face (not including the structural support).
 - (c) All monument signs shall have a base consistent with the primary building material and have a minimum of fifty (50) square feet of landscaping around all sides of the monument sign.
- (12) One (1) free-standing, on-premise sign may be erected to serve a group of business establishments provided it is not over fifteen (15) feet in height and has a maximum total sign area of one hundred (100) square feet, with no more than fifty (50) square feet located on any sign face, and located not closer than ten (10) feet to any right-of-way line and not closer than thirty-five (35) feet to any adjoining lot line.

- (13) Each building and unit, if applicable, shall have an address number that is clearly visible from the public right-of-way.
 - (14) The following signs are not permitted: portable displays or mobile signs, gas filled devices, roof-mounted signs, revolving or rotating signs and exposed neon signs, cabinet box signs, exposed LED signs, monopole signs, signs with flashing messages or bare bulbs, flashing lights, strings of lights, signs on backlit awnings and bench signs; portable signs including banners, pennants, streamers, and "A" frame signs.
- (H) Landscaping. A detailed Landscape Plan shall accompany and be submitted with the Development Plan and shall be subject to approval as part of the Development Plan. All yard areas and open spaces shall be landscaped in accordance with the approved landscape plan. Natural foliage shall be retained as buffers where practicable. The Landscape Plan shall comply with the following requirements:
- (1) Right-of-Way Screening. Any surface parking areas adjacent to an existing or planned public right-of-way shall be screened from the respective right-of-way with a minimum of a thirty (30) inch continuous planting hedge and tree combination. The height shall be measured from the adjacent parking area. Throughout the setback area between a surface parking area and an existing or planned public right-of-way, there shall be a minimum of four (4) trees per one hundred (100) lineal feet. Trees may be deciduous, coniferous or a combination thereof. This requirement does not apply in the areas of ingress and egress, or to existing trees which are undisturbed by the project.
 - (2) Residential District Screening. Non-residential uses adjacent to residential uses (current and future) shall install a continuous planting hedge and tree combination to provide screening from such adjacent use. The required planting hedge and tree combination shall be a minimum of six (6) feet in height at the time of installation. Mounding may be used to achieve the required height and fencing may be incorporated to provide additional screening. All proposed fencing shall be incorporated into the Landscape Plan and shall be complimentary to surrounding properties.
 - (3) Exterior Areas. Grass (seed or sod), shrubs, trees, garden planting areas or other appropriate landscape materials shall be planted in all exterior areas. Other groundcover, such as ivy, may be planted in exterior areas which are not occupied by required landscaping material or required for drainage. All vacant areas shall be kept seeded and maintained in such a manner as to prevent erosion of the property and excess drainage.

- (4) Minimum Tree Size. All trees required by these standards or other applicable standards shall meet the following minimum tree sizes at the time of planting:

Tree	Minimum Size at Planting
Deciduous – Street Tree	2 ½ Inch Caliper
Deciduous – Screening, Parking Lot or other Exterior Property Area	2 Inch Caliper
Coniferous	5 Feet in Height

- (5) Plants. All plants shall meet or exceed American Standards for nursery stock as set forth by the American Association of Nurserymen.
- (6) Maintenance. All trees and landscaping shall be well maintained. Dead trees, shrubs and other landscaping material shall be promptly removed and, when required, shall be replaced within six (6) months.
- (7) Tree Preservation. Reasonable and good faith efforts will be made to preserve existing trees. Consideration shall be given to laying out service roads, lots, structures and parking areas to avoid the unnecessary destruction of wooded areas and individual trees. Additionally, standard tree preservation practices must be used to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.
- (I) Parking and Loading. A detailed Off-Street Parking and Loading Plan shall accompany and be submitted with the Development Plan and shall be subject to approval as part of the Development Plan. Off-street parking shall be paved and provided prior to receipt of a final certificate of occupancy, with adequate provisions for ingress and egress according to the Development Plan. In preparing the Off-Street Parking and Loading Plan, all parking and loading areas shall conform with Section 3X of the Violet Township Zoning Code as well as with the following provisions:
- (1) Parking Bays. No parking bay shall contain more than twenty-four (24) total parking spaces, with a maximum of twelve (12) spaces in a single row.
- (2) Parking Lot Location. All parking spaces shall be located behind or to the side of the principal building with no more than fifty (50) percent of such parking spaces located to the side of the principal building.
- (3) Lot Location Exemption. Buildings larger than twenty thousand (20,000) square feet or attached to existing in-line retail space shall be permitted to have parking to the front of the building if the building is located more than three hundred (300) feet from the right-of-way and the parking lot is located no closer than two hundred (200) feet from the right-of-way.
- (4) Parking Lot Islands. Each landscaped tree island in a single loaded parking stall shall have a minimum area of one hundred sixty (162) square feet with a

minimum width of nine (9) feet. Each landscaped island in a double loaded parking stall design shall have a minimum area of three hundred twenty-four (324) square feet, with a minimum width of nine (9) feet. All landscaped tree islands shall contain at least one (1) shade tree a minimum of two (2) inches in caliper and include at least fifty (50) square feet of other plant materials. The Off-Street Parking and Loading Plan or the Landscape Plan shall identify all types of trees to be used in parking lot islands.

- (5) Drive Lanes. Drive lanes shall be setback no less than fifteen (15) feet from the public right-of-way or front property line, whichever is greater, and no less than five (5) feet from side and rear property lines. Drives connecting the site to a public or private street or drives utilized to access adjacent properties shall be exempt from this requirement. Location of driveways that connect to a public street shall be reviewed and approved by the appropriate governing agency (County Engineer, Ohio Department of Transportation, Township Engineer, etc.)
- (6) Fleet Parking. Fleet or service parking shall be provided at a level determined appropriate for a specific use by the Board of Trustees as applicable. All fleet areas shall be located behind the front elevation of the primary building.
- (J) Open Space. A minimum of fifteen percent (15%) of the total tract acreage shall remain and be utilized as open space. Open space shall be distributed throughout the development as part of a unified open space system, which shall serve to unify the development visually and functionally, and buffer surrounding land uses. Open spaces may be used for the disposal of storm water drainage. No features shall be designed which are likely to cause erosion or flooding. Parking lot islands, whether landscaped or not, and similar improvements shall not be considered open space.
- (K) Trash and Garbage Control. All trash and garbage shall be stored in container systems which are located at the rear of the building or at the side of the building if the side is not oriented towards an existing or planned public right-of-way(s) and must be enclosed so as to effectively screen them from view. Screening of such areas shall consist of either landscaping or walls accented with landscaping materials. Screening consisting of walls shall utilize materials complimentary to those used on the majority of the building.
- (L) Utilities. All utility lines constructed to service the proposed development shall be located underground.
- (M) Stormwater Basins. Dry retention basins are prohibited. All stormwater basins shall be wet basins and aeration devices may be required. Bioretention basins, or rain gardens, may be used only when approved by the Township, as applicable. All stormwater basins shall be constructed per the requirements of the Ohio Department of Natural Resources Rainwater and Land Development Manual and Ohio Environmental Protection Agency NPDES regulations.

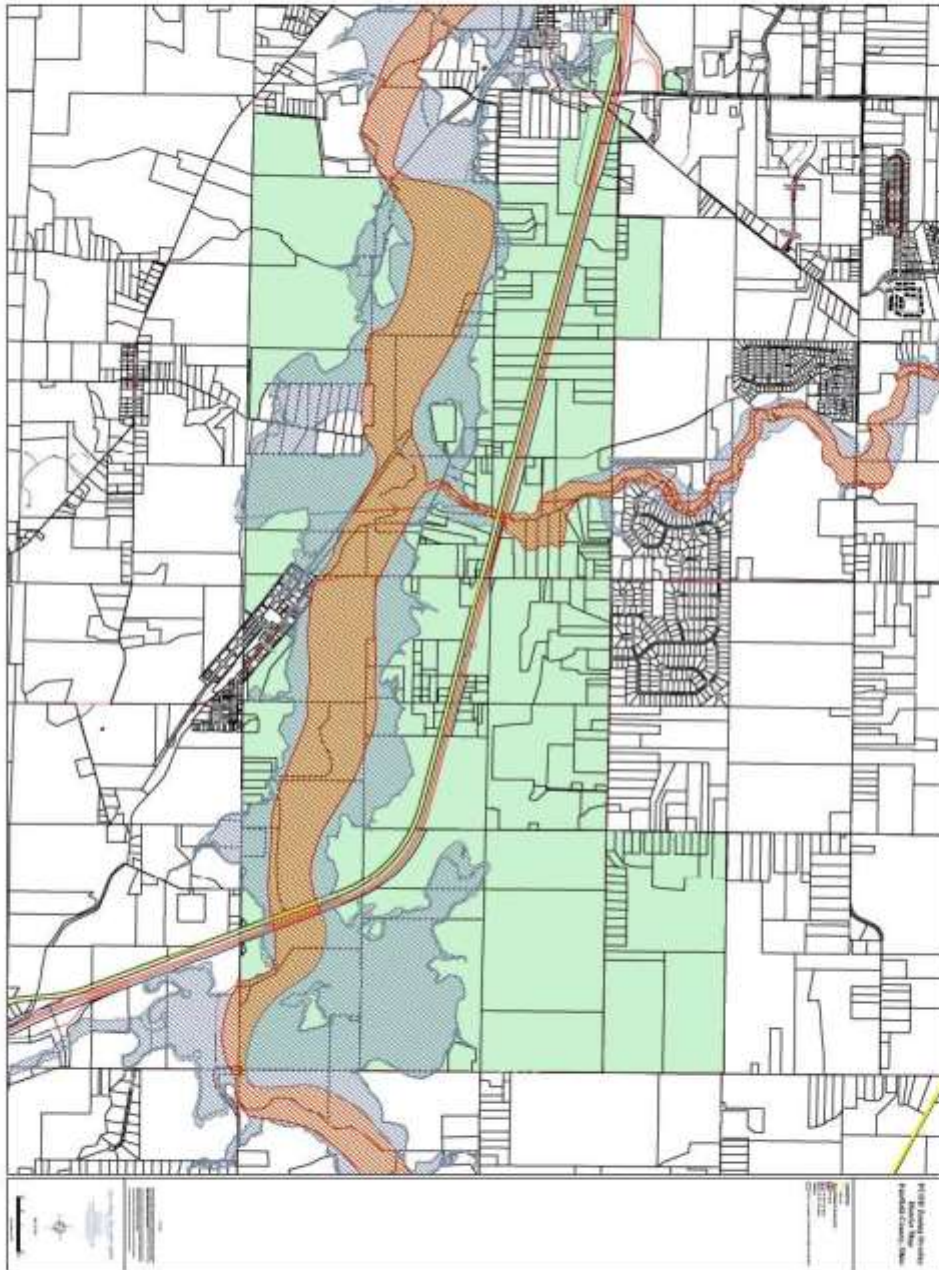
- (N) Supplemental Conditions and Safeguards. The Township may impose additional conditions relating to the Development with regard to the type and extent of the public improvements to be installed; landscaping; improvements and maintenance of open space areas; and other development characteristics.
- (O) Other Requirements. Unless specifically supplemented by the standards contained in Section 3D or those standards approved by divergence, the development shall comply with all additional zoning requirements applicable to all zoning districts as set forth in this Zoning Code. This includes compliance with Section 3AA6 for property located within the CEDA District.

3D-07 Divergences

An applicant for PCOD approval may request a divergence from any development standard or other requirement set forth in Section 3D from the Board of Trustees. An applicant making such a request shall specifically and separately list each requested divergence and the justification therefore for each requested divergence on the Development Plan submittals, with a request that the proposed divergence be approved as part of and as shown on the Development Plan.

In considering requests for divergences, the Zoning Commission and Board of Trustees may evaluate the persuasive value of any and all justifications and information presented, both in favor of and against the justification for any divergence, regarding such requests. Requests for divergences are considered on a case-specific basis and may be granted in the sole discretion of the Board of Trustees. Except as required under applicable law, the granting of a divergence is not binding precedent in a future, unrelated application.

Attachment 1 – Planned 33 Corridor Overlay District Map



CoreLogic - SwiftEstimator Residential Estimator - Standard Report

Estimate ID	6920 Pickerington Road NW		
Property Owner	Stella and Johnston		
Address	6920 Pickerington Road NW		
City	Carroll		
State/Province	OH		
ZIP/Postal Code	43112		
Surveyed By			
Survey Date			
Single-family Residence	Floor Area	1080 Square Feet	
Effective Age	Quality	3 Average	
Cost as of	Condition	3 Average	
Style	02/2024		
Exterior Wall	1 1/2 Story Finished		
Plumbing Fixtures	Frame, Hardboard Sheets 100%		
	5		

Cost Data

Description	Units	Unit Cost	Total
Base Cost	1,080	\$83.60	\$90,288
Plumbing Fixtures	5	\$1,950.00	\$9,750
Comp. Shingle or Built-up Rock	1,080	\$3.19	\$3,445
Raised Subfloor	1,080	\$12.25	\$13,230
Floor Cover Allowance	1,080	\$5.64	\$6,091
Forced Air Furnace	1,080	\$5.32	\$5,746
Appliance Allowance	1	\$4,175.00	\$4,175
Basic Structure Total Cost	1,080	\$122.89	\$132,725
Total Basement Area	720	\$31.95	\$23,004
Subtotal Basement			\$23,004
Detached Garage	528	\$45.66	\$24,108
Subtotal Garage			\$24,108
Replacement Cost New	1,080	\$166.52	\$179,837
Total Depreciated Cost			\$179,837
Pool, Aboveground	200	\$15.45	\$3,090
Storage Building, Steel	140	\$15.85	\$2,219
Storage Building, Wood	155	\$32.50	\$5,038
Subtotal Yard Improvements			\$10,347
Non Building			\$10,347
Total			\$190,184

Cost data by CoreLogic, Inc.

Except for items and costs listed under "Addition Details," this SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift Licensed User Certificate. This report authenticates the user as a current Marshall & Swift user.



QUALIFICATIONS OF GERALD FRANKLIN HINKLE, II

Gerald Franklin Hinkle, II, MAI, CRE, SRA
President
Hinkle Real Estate Advisors, Inc.
21 W. Central Avenue
Delaware, Ohio 43015

PROFESSIONAL LICENSES

Certified General Real Estate Appraiser - Ohio No. 431768
Licensed Real Estate Sales Agent – Ohio No. 427042
Licensed Attorney – Ohio No. 0077337

MEMBER PROFESSIONAL ORGANIZATIONS

- CRE – Member, The Counselors of Real Estate
- SRA Designation, Appraisal Institute
- MAI Designation, Appraisal Institute
- CBR, Columbus Board of Realtors
- NAR – National Association of Realtors
- CBA – Columbus Bar Association (Member of Real Property Committee)
- OSBA – Ohio State Bar Association
- ABA – American Bar Association (Member Real Property, Trust and Estate Law Committee)

EDUCATIONAL BACKGROUND

- 1992 - Bachelor of Arts Degree
Ohio Northern University, Ada, Ohio
- 2002 - Juris Doctorate
Capital University

Sample List of Real Estate and Appraisal Education Courses and Seminars:

Appraisal Institute Courses: Advanced Applications, Advanced Sales Comparison and Cost Approaches to Value, Highest and Best Use and Market Analysis, Residential Valuation, Uniform Standards for Professional Appraisal Practice (USPAP), Techniques, Depreciation Analysis, Residential Construction, Industrial Valuation, Business Practices and Ethics, Eminent Domain and Condemnation, Et Al.

McKissock: Divorce and Estate Appraisals – Elements of Non-Lender Work, Uniform Appraisal Standards for Professional Appraisal Practice (USPAP), Expert Witness for Commercial Appraisers, Essential Elements of Disclosure and Disclaimers, Uniform Appraisal Standards for Federal Land Appraisals, Et Al.

Sample List of Legal Education Courses and Seminars

OSBA: Drafting Office and Retail Leases, Residential and Commercial Landlord/Tenant Law, Sale/Purchase Contracts and Inspections, Advanced Real Estate Law, Property Tax Appeals, Letters of Intent and Sale/Purchase Agreements, Title Insurance, Eminent Domain, Et Al.

CBA: Basic Landlord-Tenant Law, P.R.E.P Real Estate Series, Et Al.

Lorman Seminars: Real Estate From A to Z, Eminent Domain, Advanced Like Kind Exchanges, Et Al.

APPRAISAL EXPERIENCE

July 2014 – Present: Appraiser/President, Hinkle Real Estate Advisors, Inc.

March 2005 – July 2014: Appraiser and Executive Vice President, The Robert Weiler Company

Sept. 1996 – March 2005: President, C.R.E.S.T. Real Estate Services, Ltd.

Sept. 1996 – March 2005: Appraiser, Anthony F. Mollica and Assoc. Residential, Commercial, Industrial, and Multi-Family Properties

Sept. 1992 – Sept. 1996: Staff Appraiser, Charles R. Porter Company. Residential, Commercial, Industrial, Multi-Family Properties

NOTABLE EXPERIENCE

Sponsored by the Appraisal Institute, selected as Ohio's representative for 1997. Participated in the Appraisal Institute Summer Conference, June 1997 as a member of the Young Advisory Council in Washington D.C.

Guest Lecturer Ohio Wesleyan University and Capital University Law School.

Qualified as an expert in multiple jurisdictions including Franklin, Delaware, Madison, Hocking, Fairfield, Preble and Knox County Courts of Common Pleas, Franklin County Board of Revision and Domestic Court; and The Ohio State Board of Tax Appeals.

Served as Federal Civil Rule 71.1 Commissioner for eminent domain acquisitions related to interstate natural gas pipeline constructed by Rockies Express Pipeline, LLC. Currently serving as Federal 71.1 Commissioner for eminent domain acquisitions related to interstate natural gas pipeline constructed by Rover Pipeline, LLC.

PROPERTY TYPES APPRAISED AND SAMPLE OF CLIENTS SERVED

I have performed appraisals on vacant land tracts; single and multi-family projects (4 to 800 units); subdivision analyses; industrial warehouses, distribution centers, and manufacturing facilities; hotels and motels; general and medical office buildings; fast-food and sit-down restaurants; and small neighborhood and large single-tenant (big box) retail users for lending institutions, attorneys, tax officials, and eminent domain actions.

In addition, I have prepared appraisal reports on special use properties such as sewage treatment and reclamation facilities, golf course communities, bowling alleys, bakeries, daycare centers, car dealerships (new and used), nurseries, car washes, churches, marinas, and special use manufacturing facilities.

The list of clients served include mortgage lending institutions (Chase Bank, Huntington, National City, Key Bank, Merrill Lynch, New York Life, Prudential); corporations, organizations, and churches; Universities and Colleges (The Ohio State University, Ohio University, Kenyon College); attorneys and law firms; Ohio Department of Transportation; numerous municipalities; investors and developers; and property owners.