

Wooldridge, John

From: Heim, Kimber
Sent: Thursday, November 16, 2023 10:33 AM
To: Wooldridge, John
Subject: RE: 115989 MUS 376 PCL 9, 11, 12 ASC for VA

Abandoned, something with the underground part, they utilized the cistern which the appraiser had in his pictures.

Just to let you know, the two tenants are very young and finally was able to meet with the father, Thomas Sr., and Thomas, Jr., at the same time to explain again the program for the move, and the comparable rentals I was finding for him. The father is involved with the parcel acquisition with his daughter Charlie, and I explained as soon as that offer is made, I would be able to provide Thomas his benefits via letter. With the letter will be the three top comparable rentals and at that time. Thomas would be able to make a decision as to whether he was going to stay a tenant or try to purchase. I had to find out if he was working yet, whether Hope was working again, what the basic income was \$1000 a month...so low income calculations have to be prepared. Low income requires pay stubs...

So basically, where we are, Allison is finishing up the Titles for 115989, been done for several months to a point, but Jacob had just stopped. She found when she was reviewing. Allison has been working on the revisions, additions and corrections for the past month...she is bringing the completed titles back on Tuesday and they will be signed reviewed and scanned in.

Kimber L. Heim

Realty Specialist Manager
ODOT – District 5
9600 Jacksontown Road
Jacksontown, OH 43030
Ph: 740-323-5422 (direct) Cell: 740-814-0708
FAX: 740-323-5125



From: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Sent: Thursday, November 16, 2023 10:25 AM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: 115989 MUS 376 PCL 9, 11, 12 ASC for VA

Sorry Kimber,

More Q's!

Is it part of Parcel 10 (total take)? Also, is it in use or 'abandoned'? Thanks!

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5
9600 Jacksontown Road, Jacksontown, OH 43030
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From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Thursday, November 16, 2023 9:53 AM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Subject: RE: 115989 MUS 376 PCL 9, 11, 12 ASC for VA

Morning:

Met with the property owners yesterday and the well is the original system when it was a school house.

The RE 95 has been corrected but one of the tenants has not signed the new RE 95. The well is part of this property.

Kimber L. Heim

Realty Specialist Manager
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Jacksontown, OH 43030
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From: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Sent: Thursday, November 16, 2023 9:43 AM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: FW: 115989 MUS 376 PCL 9, 11, 12 ASC for VA

Hi Kimber,

Do we have the RE-95 or other disposition regarding the well that may be abandoned (or used)? The project is on hold for this. Please also have Allison complete the titles (REAL OS assignment says not complete and is not entered in REAL OS). Thanks!

Respectfully,

John R. Wooldridge

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From: Nathan Garnett <ngarnett@martin-woodappraisal.com>
Sent: Friday, November 3, 2023 1:53 PM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>

Cc: Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: RE: 115989 MUS 376 PCL 9, 11, 12 ASC for VA

John,

I think if the well is abandoned or unused that it could be assigned a recognition value.

Thanks,

Nathan Garnett

Martin + Wood Appraisal Group, Ltd.

485 Metro Place South, Suite 475

Dublin, Ohio 43017

Cell Phone: 614-406-1519

Email: ngarnett@martin-woodappraisal.com

Website: www.martin-woodappraisal.com

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Sent: Friday, November 3, 2023 9:47 AM

To: Nathan Garnett <ngarnett@martin-woodappraisal.com>

Cc: Kimber.Heim@dot.ohio.gov

Subject: RE: 115989 MUS 376 PCL 9, 11, 12 ASC for VA

Happy Friday,

Do we have the disposition regarding the referenced well yet? The appraisal reviewer plans to field review all three on 115989 at same time; therefore, the project is on hold for this. The parcel 10 is set for FMVE and can move forward (unless this well needs added).

Nathan: If the well is abandoned or unused, would it be simplistic recognition value, or do you think it still needs 'appraised?' Thank you!

Respectfully,

John R. Wooldridge

Real Estate Administrator

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From: Wooldridge, John
Sent: Monday, October 23, 2023 11:57 AM
To: Nathan Garnett <ngarnett@martin-woodappraisal.com>
Cc: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: 115989 MUS 376 PCL 9, 11, 12 ASC for VA

Thanks Nathan,

Kimber:

Please do a Parcel 11 RE-95 regarding this well. Please talk to both Parcel 11 and 10 to see if either claim ownership and the use or functionality of the well on the plans.

If it is not used/functional; then I would be OK to use the Va for the nominal or recognition value of it. Thank you both!

Respectfully,

John R. Wooldridge

Real Estate Administrator

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From: Nathan Garnett <ngarnett@martin-woodappraisal.com>
Sent: Monday, October 23, 2023 11:45 AM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Cc: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: 115989 MUS 376 PCL 9, 11, 12 ASC for VA

John,

The water well that I paid for on Parcel 10 was near the southeast corner of the house and not identified on the plans. Attached are photos of the well. I could not locate the well that is identified on the plans. I am not sure if the well identified on Parcel 11 services any structure or is functional.

Thanks,

Nathan Garnett

Martin + Wood Appraisal Group, Ltd.

485 Metro Place South, Suite 475

Dublin, Ohio 43017

Cell Phone: 614-406-1519

Email: ngarnett@martin-woodappraisal.com

Website: www.martin-woodappraisal.com

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Sent: Friday, October 20, 2023 9:55 AM

To: Nathan Garnett <ngarnett@martin-woodappraisal.com>

Cc: Kimber.Heim@dot.ohio.gov

Subject: RE: 115989 MUS 376 PCL 9, 11, 12 ASC for VA

Hi Nathan,

I thought the well paid for in the parcel 10 summary report was the same one in question, but I may not be correct (see your report from earlier this year). The RE-95 is attached. Neither the RE-95 nor the appraisal report specifically addresses Harvey's and your question about the well shown on the plans.

Kimber: do you know any additional details about the referenced well? Thanks for working with Nathan on this.

Respectfully,

John R. Wooldridge

Real Estate Administrator

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OHIO DEPARTMENT OF
TRANSPORTATION

From: Nathan Garnett <ngarnett@martin-woodappraisal.com>

Sent: Thursday, October 19, 2023 1:16 PM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>

Cc: Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: RE: 115989 MUS 376 PCL 9, 11, 12 ASC for VA

John,

Harvey stated on the ASC for Parcel 11: Recommend determination of well ownership, function, and use. May be part of parcel 10. Scope can be updated after RE-95 for well with determination.

Has a RE 95 been completed for this Parcel?

Thank You,

Nathan Garnett

Martin + Wood Appraisal Group, Ltd.

485 Metro Place South, Suite 475
Dublin, Ohio 43017

Cell Phone: 614-406-1519

Email: ngarnett@martin-woodappraisal.com

Website: www.martin-woodappraisal.com

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Sent: Friday, October 13, 2023 4:12 PM

To: Greg Vriezelaar <gregv@WestErieRealty.com>

Cc: Gerald Tout <GTout@martin-woodappraisal.com>; Kimber.Heim@dot.ohio.gov; Megan Matrka <MeganM@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>; Nathan Garnett <ngarnett@martin-woodappraisal.com>; Harvey.Norton@dot.ohio.gov

Subject: 115989 MUS 376 PCL 9, 11, 12 ASC for VA

Hi Greg,

The ASC's are signed and uploaded to REAL OS for Nathan to do the VA for Parcels 9, 11, & 12. Harvey will review. They will need fully entered into REAL OS. The due date was extended to 11/29/23. Thank you.

Kimber: Please provide his team an ETA on getting the titles fully into REAL OS (I know a PDF was emailed to them, but they will also need entered into REAL OS per CO). The PDF also needs uploaded to REAL OS as well.

I got the CRS corrected. Sorry for any confusion by my subjects on ~50 emails. Let us know if you need anything else. Thanks!

Respectfully,

John R. Wooldridge

Real Estate Administrator

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**OHIO DEPARTMENT OF
TRANSPORTATION**

From: Greg Vriezelaar <gregv@WestErieRealty.com>

Sent: Friday, October 13, 2023 10:54 AM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>

Cc: Gerald Tout <GTout@martin-woodappraisal.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Kadakia, Nikunj

<Nikunj.Kadokia@dot.ohio.gov>; Megan Matrka <MeganM@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>

Subject: Re: 115989 MUS 176 PCL 010 Authorization for R/W Services (NTP)

All good. No worries JR.



Greg Vriezelaar

President

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From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Date: Thursday, October 12, 2023 at 3:46 PM

To: Greg Vriezelaar <gregv@WestErieRealty.com>

Cc: Gerald Tout <GTout@martin-woodappraisal.com>, Kimber.Heim@dot.ohio.gov

<Kimber.Heim@dot.ohio.gov>, Nikunj.Kadokia@dot.ohio.gov <Nikunj.Kadokia@dot.ohio.gov>, Megan Matrka

<MeganM@WestErieRealty.com>, Michael Hamilton <MichaelH@WestErieRealty.com>

Subject: RE: 115989 MUS 176 PCL 010 Authorization for R/W Services (NTP)

Sorry Greg,

Harvey (appraisal review) just pointed out to me that all these emails state SR-176 in error and that it is SR-376 (I see some of the information has 376). Sorry for making that error about 50 times.

REAL OS and plans, etc. all should be 376 with a 3.

Sorry for the confusion.

Respectfully,

John R. Wooldridge

Real Estate Administrator

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From: Greg Vriezelaar <gregv@WestErieRealty.com>

Sent: Thursday, October 12, 2023 8:25 AM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>

Cc: Gerald Tout <GTout@martin-woodappraisal.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Kadakia, Nikunj <Nikunj.Kadakia@dot.ohio.gov>; Megan Matrka <MeganM@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>

Subject: Re: 115989 MUS 176 PCL 010 Authorization for R/W Services (NTP)

Agree. I spoke with Megan and Michael yesterday and we'll be in contact with Kimber soon. That is our priority parcel.



Greg Vriezelaar

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From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Date: Thursday, October 12, 2023 at 8:22 AM

To: Greg Vriezelaar <gregv@WestErieRealty.com>

Cc: Gerald Tout <GTout@martin-woodappraisal.com>, Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>, Nikunj.Kadakia@dot.ohio.gov <Nikunj.Kadakia@dot.ohio.gov>

Subject: RE: 115989 MUS 176 PCL 010 Authorization for R/W Services (NTP)

Yes Greg,

Gerald sent another email. Yes, the 29th is OK. Our priority should be to get parcel 10 offered ASAP as it is a relocation (FMVE is set and it should be ready to offer as soon as you guys and Kimber can get to it). Thanks!

Respectfully,

John R. Wooldridge

Real Estate Administrator

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From: Greg Vriezelaar <gregv@WestErieRealty.com>

Sent: Wednesday, October 11, 2023 4:08 PM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>

Cc: Gerald Tout <GTout@martin-woodappraisal.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Kadakia, Nikunj <Nikunj.Kadakia@dot.ohio.gov>

Subject: Re: 115989 MUS 176 PCL 010 Authorization for R/W Services (NTP)

Thanks JR. Just for clarification in the email chain, it will be 11/29.



Greg Vriezelaar

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From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Date: Wednesday, October 11, 2023 at 4:00 PM

To: Greg Vriezelaar <gregv@WestErieRealty.com>

Cc: Gerald Tout <GTout@martin-woodappraisal.com>, Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>, Nikunj.Kadakia@dot.ohio.gov <Nikunj.Kadakia@dot.ohio.gov>

Subject: RE: 115989 MUS 176 PCL 010 Authorization for R/W Services (NTP)

Approved Greg,

That is fine and accepted. Thanks for having it delivered to Harvey for review by 11/19. Have a great day.

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030

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From: Greg Vriezelaar <gregv@WestErieRealty.com>

Sent: Wednesday, October 11, 2023 3:57 PM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>

Cc: Gerald Tout <GTout@martin-woodappraisal.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Kadakia, Nikunj <Nikunj.Kadakia@dot.ohio.gov>

Subject: FW: 115989 MUS 176 PCL 010 Authorization for R/W Services (NTP)

JR,

Please see M+W's request below and advise if that is acceptable.

Thanks,



Greg Vriezelaar

President

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From: Gerald Tout <GTout@martin-woodappraisal.com>

Date: Wednesday, October 11, 2023 at 3:52 PM

To: Greg Vriezelaar <gregv@WestErieRealty.com>, Michael Hamilton <MichaelH@WestErieRealty.com>, Kendall Becker <KendallB@WestErieRealty.com>, Megan Matrka <MeganM@WestErieRealty.com>

Subject: RE: 115989 MUS 176 PCL 010 Authorization for R/W Services (NTP)

Greg,

Since the authorization was delayed, please ask for an extension for the completion of the VAs until 11/19. We do expect to have them completed prior to that.

Thanks,

Gerald A. Tout
Vice President

Martin + Wood Appraisal Group, Ltd.

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From: Greg Vriezelaar <gregv@WestErieRealty.com>
Sent: Wednesday, October 11, 2023 3:47 PM
To: Michael Hamilton <MichaelH@WestErieRealty.com>; Kendall Becker <KendallB@WestErieRealty.com>; Megan Matrka <MeganM@WestErieRealty.com>
Cc: Gerald Tout <GTout@martin-woodappraisal.com>
Subject: FW: 115989 MUS 176 PCL 010 Authorization for R/W Services (NTP)

Megan/Michael/Kendall,

I want to put this on your radar so you can plan accordingly with workloads. Gerald will keep you in the loop on the status of the appraisals.

Thanks,



Greg Vriezelaar

President

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From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>
Date: Wednesday, October 11, 2023 at 2:31 PM
To: Greg Vriezelaar <gregv@WestErieRealty.com>
Cc: Gerald Tout <GTout@martin-woodappraisal.com>, Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>, Nikunj.Kadokia@dot.ohio.gov <Nikunj.Kadokia@dot.ohio.gov>
Subject: 115989 MUS 176 PCL 010 Authorization for R/W Services (NTP)

Alas Greg,

Sorry for the delay in getting the funding and encumbrance completed. The authorization is attached, and you can do the D5 work.

Please coordinate the offer for the RELO parcel (10) ASAP with Kimber. BTW, the PM stated that they would like possession earlier than scheduled (ASAP) to do some soil boring tests that they would like the property vacated for (i.e., real estate concluded, and folks moved out). I did not promise anything but said we would try to expedite the parcel.

Let Kimber know if you need anything in REAL OS. They are currently getting the titles into REAL OS. We will have the ASC to you by Friday (due 10/13, in REAL OS), it is a simple one that just says VA.

The VA due date listed is 11/1/23 as we thought the authorization would be in early September (see below!). Please let me know if Nathan needs more time for the 3 VA's as that is only 3 weeks away and an extension would be understandable. Sorry for the delay with authorization.

Let us know if you need anything else. Thanks Greg and Gerald.

Respectfully,

John R. Wooldridge

Real Estate Administrator

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