VA**VALUE ANALYSIS**
REV. 04-2020**($10,000 OR LESS)**

|  |
| --- |
| OWNER’S NAME |
| Peter Cherevas |

|  |  |
| --- | --- |
| COUNTY | MUS |
| ROUTE | 376 |
| SECTION | 5.09 |
| PARCEL NO. | 012-WD |
| PROJECT I.D. NO. |       |

|  |
| --- |
| Subject |
| Address/Location | Zoning | Utilities |  | APN |
| 0 Rockville Rd,Blue Rock, OH 43720 |       | Choose an item.      |  | 06-42-02-58-000 |
|  |  |  |  | Larger Parcel Size | Larger Parcel Unit | Highest and Best Use |
|  |  |  |  | 35.190 | Acre | Agricultural |
| Comments |
|       |

|  |
| --- |
| Comparable Sales  |
| Sale # | Address/Location | Highest and best use | Verification source  | Sale Date |
|       |       | Choose an item. | Choose an item. | Click to enter date. |
| APN(s) | Zoning | Utilities | Sale Price |
|       |       | Choose an item.      |       |
| Parcel Size |
|       |
| Unit Value Indication |
|       |
| Comments |
|       |
| Sale # | Address/Location | Highest and best use | Verification source  | Sale Date |
|       |       | Choose an item. | Choose an item. | Click to enter date. |
| APN(s) | Zoning | Utilities | Sale Price |
|       |       | Choose an item.      |       |
| Parcel Size |
|       |
| Unit Value Indication |
|       |
| Comments |
|       |
| Sale # | Address/Location | Highest and best use | Verification source  | Sale Date |
|       |       | Choose an item. | Choose an item. | Click to enter date. |
| APN(s) | Zoning | Utilities | Sale Price |
|       |       | Choose an item.      |       |
| Parcel Size |
|       |
| Unit Value Indication |
|       |
| Comments |
|       |

| Overall Comments / Reconciliation |
| --- |
| Comments |
|       |
| Reconciled Value: |       /Choose an item.       |

| Part Taken - Land |
| --- |
| Parcel # Suffix | Net Take Area | % Acquired | Temporary Take Period | Unit Value | Comments | Total Value |
|      |       |       |       |       |       |       |
|      |       |       |       |       |       |       |
|      |       |       |       |       |       |       |
|      |       |       |       |       |       |       |
|      |       |       |       |       |       |       |
| Total: | $0.00 |

| Part Taken – Improvements |
| --- |
| Parcel # Suffix | Description | Quantity | Units | Unit Value | Depreciation | Improvement Value |
|      |       |       | Choose |       |       |       |
|      |       |       | Choose |       |       |       |
|      |       |       | Choose |       |       |       |
|      |       |       | Choose |       |       |       |
|      |       |       | Choose |       |       |       |
| Total: | $0.00 |

| Cost to Cure |
| --- |
| Parcel # Suffix | Description | Cost to Cure |
|      |       |       |
| Total: | $0.00 |

| Preparers Conclusion |
| --- |
| Comments |
|       |
| Total Estimated Compensation: |       |

| FMVE Conclusion |
| --- |
| Comments |
|       |
| Total FMVE: |       |

| Signatures |
| --- |
| Preparer Signature |  | Agency Signature |
|       |  |       |
| Typed Name: |       |  | Typed Name: |       |
| Title: |       |  | Title: |       |
| Date: | Click to enter date. |  | Date: | Click to enter date. |

| Administrative Settlement |
| --- |
|  Signature |  |
|  |  |
| Typed Name: |       | FMVE Amount: |       |
| Title: |       | Additional Amount: |       |
| Date: | Click to enter date. | Total Settlement: | $0.00 |
| THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION | THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY | COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE | THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)   |

| REQUIRED ATTACHMENTS |
| --- |
| Photographs of the Subject PropertyThe Map of Comparable SalesThe Scoping Check List |  |