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 Property  The Map of Comparable Sales  The Scoping Check List | |  |