



**MARTIN** APPRAISAL  
**+ WOOD** GROUP,  
LTD.



## **A RIGHT-OF-WAY APPRAISAL REPORT**

**Project: MUS-376-5.09 (PID 115989)  
Parcel #10-WD**

**Owner(s): Charlie N. Rodgers  
Location: 8895 Gaysport Hill Road,  
Blue Rock, Ohio 43720**

**Date of Value: June 15, 2023**

**Internal File #: 2023-06-102**

**Prepared For:**

**Ohio Department of Transportation  
District 5  
9600 Jacksontown Road  
Jacksontown, OH 43030  
Attention: John R. Wooldridge**

RE 25-17  
Revised 01-2014

## RIGHT-OF-WAY APPRAISAL REPORT

**IDENTIFICATION OF SUBJECT PROPERTY:** A residential property located at 8895 Gaysport Hill Road, in Blue Rock Township, Muskingum County, Ohio

**IDENTIFICATION OF PROJECT/PARCEL:**

Project:	MUS-376-5.09
PID No.	115989
State Job No.:	N/A
Federal Project No.:	N/A
Owner(s):	Charlie N. Rodgers
Parcel(s):	10-WD

**PREPARED FOR:** Ohio Department of Transportation  
District 5  
9600 Jacksontown Road  
Jacksontown, Ohio 43030  
Attention: John R. Wooldridge

**PREPARED BY:** Nathan D. Garnett  
Martin + Wood Appraisal Group, Ltd.  
485 Metro Place South, Suite 475  
Dublin, Ohio 43017  
(614) 356-7729  
(419) 241-5932 (fax)

**DATE OF VALUE:** June 15, 2023

## Summary Sheet

### Estimates of Value and Determination of Total Damages, If Uncured

N/A	<input checked="" type="checkbox"/>	Value Before	-	Value of Residue (Uncured)	=	Difference	-	Part Taken	=	Total Damages, If Uncured
		\$35,000		\$0		\$35,000		\$35,000		\$0

### 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)	=	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
	<			

#### 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
		Total Damages, If Uncured	-	Value of the Cure	=	Remaining Damages (Uncured)

#### Net Cost-to-Cure

Cost-to-Cure	-	Items Cured, But Paid For in the Part Taken	=	Net Cost-to-Cure

### Allocation of Compensation to the Part Taken

	Parcel No.	Area	Description	Amount		
Land	10-WD	1.063 Acre	Residential Land @ \$13,000 / Acre (rounded)	\$13,820		
	Total Allocation to Land Taken					\$13,820
Site Improvements	10-WD	+/- 860 SF	Concrete @ \$5.00/SF less 50% depr. (Rd.)	\$2,150		
	10-WD	1	Septic system @ \$6,000 less 50%	\$3,000		
	10-WD	1	Water well @ \$4,000 less 50%	\$2,000		
	Total Allocation to Site Improvements Taken					\$7,150
Structure	10-WD	1,296 SF	Single-family dwelling	\$11,930		
	10-WD	300 SF	Outbuilding @ \$35/SF less 80% depr.	\$2,100		
Total Allocation to Structures Taken					\$14,030	
Total Allocation to the Part Taken						\$35,000

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

Allocation of Compensation to Temporary Easements					
Temporary Easements	Parcel No.	Area	Description	Amount	
Total Allocation to Temporary Easements				\$0	

Estimate of Total Compensation					
	Total Allocation to the Part Taken			\$35,000	
	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				\$35,000	



RE 25-6  
Rev. 03-2019

## CERTIFICATE OF APPRAISER

COUNTY	MUS
ROUTE	376
SECTION	5.09
PARCEL #	10
PID #	115989
FEDERAL PROJECT #	N/A

I hereby certify:

That on June 15, 2023 (date(s)) I personally made a field inspection of the property herein appraised, and that I have afforded Charlie Rodgers, property owner the opportunity to accompany me at the time of inspection. (If inspection accompaniment is not made, state reason)

I have also, on various (date)(s), 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: 2007000484


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. All conclusions and the analyses within the report were made by the appraiser signing the report.

That my opinion of the fair market value of the property being acquired, including temporaries, as of June 15, 2023  
is \$35,000 based upon my independent appraisal and the exercise of my professional judgement.

July 25, 2023  
Date Signed

  
Signature

Nathan D. Garnett  
Typed Name

#### 4. TABLE OF CONTENTS

5.	<b>PART 1: INTRODUCTION .....</b>	<b>10</b>
6.	EXECUTIVE SUMMARY .....	10
7.	SPECIAL ASSUMPTIONS OR CONDITIONS.....	12
8.	GENERAL ASSUMPTIONS AND LIMITING CONDITIONS.....	13
9.	CERTIFICATION .....	16
10.	PHOTOGRAPHS OF SUBJECT PROPERTY .....	17
11.	DECLARATION OF REPORTING OPTION.....	21
12.	IDENTIFY THE CLIENT AND ANY USERS .....	21
13.	STATE THE INTENDED USE OF THE APPRAISAL.....	21
14.	SUMMARIZE THE IDENTITY OF THE REAL ESTATE INVOLVED IN THE APPRAISAL.....	21
15.	STATE THE REAL PROPERTY INTEREST BEING APPRAISED.....	21
16.	STATE THE PURPOSE OF THE APPRAISAL .....	21
17.	DEFINITION OF MARKET VALUE .....	22
18.	DATES OF THE APPRAISAL .....	22
19.	SUMMARIZE THE VALUATION PROBLEM AND SCOPE OF WORK NECESSARY FOR THE VALUATION PROBLEM .....	22
20.	EXPOSURE TIME .....	23
21.	RIGHT OF ACCOMPANIMENT .....	24
22.	<b>PART 2: FACTUAL DATA BEFORE THE TAKING.....</b>	<b>25</b>
23.	IDENTIFICATION OF THE LARGER PARCEL - BEFORE THE TAKING.....	25
24.	LEGAL DESCRIPTION - BEFORE THE TAKING.....	26
25.	SUMMARIZE AREA, CITY AND NEIGHBORHOOD ANALYSIS.....	27
26.	SALE HISTORY OF THE SUBJECT PROPERTY .....	35
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 .....	35
28.	SITE PLAN SKETCH REFLECTING PROPERTY - BEFORE THE TAKING .....	36
29.	SITE DESCRIPTION – BEFORE THE TAKING.....	37
30.	BUILDING/FLOOR PLAN SKETCH - BEFORE THE TAKING .....	39
31.	BUILDING DESCRIPTION - BEFORE THE TAKING .....	40
32.	LEGAL AND POLITICAL CONSTRAINTS - BEFORE THE TAKING.....	41
33.	HIGHEST AND BEST USE - BEFORE THE TAKING.....	41
34.	<b>PART 3: VALUATION BEFORE THE TAKING.....</b>	<b>44</b>
35.	ESTIMATE OF LAND VALUE - BEFORE THE TAKING .....	44
36.	COST APPROACH - BEFORE THE TAKING .....	59
37.	SALES COMPARISON APPROACH - BEFORE THE TAKING.....	61
38.	INCOME APPROACH - BEFORE THE TAKING.....	80
39.	RECONCILIATION OF VALUE INDICATIONS AND VALUE CONCLUSION - BEFORE THE TAKING .....	81
40.	ALLOCATION OF VALUE ESTIMATE .....	82
41.	<b>PART 4: ANALYSIS OF THE TAKE.....</b>	<b>83</b>
42.	DESCRIPTION OF THE TAKING .....	83
43.	THE PART TAKEN.....	84
44.	EFFECT OF THE TAKING.....	84
45.	SKETCH OF PROPERTY DETAILING THE TAKE AREA .....	85
46.	<b>PART 5: FACTUAL DATA AFTER THE TAKE .....</b>	<b>86</b>

76.	<b>PART 9: COMPENSATION ESTIMATE FOR TEMPORARY EASEMENTS....</b>	<b>86</b>
77.	<b>PART 10: VALUATION SUMMARY AND COMPENSATION ESTIMATE.....</b>	<b>87</b>
78.	<b>PART 11: ADDENDA AND EXHIBITS .....</b>	<b>88</b>
79.	TITLE REPORT .....	88
80.	RE 95 .....	93
81.	AUDITOR RECORDS .....	96
82.	APPRAISAL SCOPING CHECKLIST.....	98
85.	QUALIFICATIONS OF THE APPRAISER.....	99

**5. PART 1: INTRODUCTION**

**6. EXECUTIVE SUMMARY**

**Location:** 8895 Gaysport Hill Road, Blue Rock Township, Ohio 43720

**Property Type:** Residential

**Land Areas**

**Area of Larger Parcel:** The R/W Plans include tax parcel 06-42-02-51-000, which contains 1.063 gross acres, 0.000 acres of P.R.O., and 1.063 net acres. It is noted that the most recent deed reflects the subject as containing 1.061 acres.

<u>Parcel No.</u>	<u>Area</u>	<u>Rights Acquired</u>
<b>Part Acquired:</b>		10-WD 1.063 net acre Warranty deed take for road construction in the name of the Ohio Department of Transportation

**Area of Residue:** Total acquisition

**Larger Parcel Before the Take:**

In the before situation, the larger parcel contains 1.063 gross acres / 1.063 net acres. The site is improved with a single-family residential dwelling and supporting site improvements. It is above the grade of Gaysport Hill Road and County Road 376. The site has access to Gaysport Hill Road via one dirt drive.

The Ohio Department of Transportation is in the process of preparing for remediation of rock cut slope to improve slope stability along State Route 376. The subject property will be acquired in total.

**Residue Property:**

The subject property will be acquired in total.

**Estimated Compensation:** \$35,000

**Identification of Plans Valuation Was Based On:**

Project: MUS-376-5.09  
Parcel(s): #10 / Rodgers

Right-of-way Plans were prepared by Thomas Fok & Associates, Inc. The Right-of-way Plans are dated 5/08/2023.

## 7. SPECIAL ASSUMPTIONS OR CONDITIONS

The Ohio Department of Transportation is in the process of preparing for remediation of rock cut slope to improve slope stability along State Route 376. The proposed project, known as MUS-376-5.09, will acquire the property in total. This report is subject to the changes being made as reflected on the right-of-way plans provided by the client.

The Uniform Standards of Professional Appraisal Practice (USPAP) requires the appraiser to consider the impact of any proposed public improvements. The market value estimated in this appraisal, however, 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.

Thus, the before value of this report does not take the influence of the proposed project, if any, into consideration. This is a hypothetical condition. According to The Dictionary of Real Estate Appraisal, Sixth Edition, page 113, a hypothetical condition is “*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. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.*”

According to The Dictionary of Real Estate Appraisal, Sixth Edition, pages 83 and 84, an extraordinary assumption is “*An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions.*”

*Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.*”

Note, USPAP requires the appraiser to disclose that the use of a hypothetical condition and/or extraordinary assumptions may impact assignment results.

All conclusions and opinions in this appraisal report are subject to the Special and General Assumptions and Limiting Conditions that are an integral part of this report. No opinions or conclusions are valid unless this report is considered in its entirety and only if used for its intended use by the client and its intended users. No parties are authorized to rely upon this report, or any part thereof, for any other purpose or use whatsoever.

## **8. GENERAL ASSUMPTIONS AND LIMITING CONDITIONS**

This report has been made with the general assumptions and limiting conditions listed below. Acceptance of, and/or use of, this appraisal report constitutes acceptance of the following:

1. This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it might not include full discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's files. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for the legal description provided of for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
3. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
4. Responsible ownership and competent property management are assumed unless otherwise stated.
5. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
6. All engineering studies are assumed to be correct. Any plot plans and illustrative material in this report are included only to help the reader visualize the property.
7. 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.
8. 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.
9. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described and considered in the appraisal report.
10. 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 opinion of value contained in this report is based.



11. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there are no encroachment or trespass unless noted in the report.
12. 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 or in 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 an expert in this field, if desired.
13. The existence of wetlands, which may or may not be present on the property, was not observed by the appraiser unless otherwise stated in this report. The appraiser has no knowledge of the existence of such areas on or in the property. The appraiser, however, is not qualified to detect wetlands. The presence of wetlands may affect the value of the property. The value estimated is predicated on the assumption that there are no such areas 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.
14. 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 upon 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.
15. 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.
16. Possession of this report, or a copy thereof, does not carry with it the right of publication. The report may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with properly written qualification and only in its entirety.

17. The appraiser, by reason of this appraisal, 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.
18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, the appraiser's associates 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.
19. Any sketches in this report may show approximate dimensions, are included to assist the reader in visualizing the property and are not necessarily to scale, nor should they be construed as being surveys. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made by the appraiser for the purpose of this report.
20. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
21. The conclusions stated herein, including values which are expressed in terms of the U.S. Dollar, apply only as of the date of value and are based on prevailing physical and economic conditions and available information at that time. No representation is made as to the effect of subsequent events.
22. No opinion is expressed as to the value of subsurface oil, gas or mineral rights and it is assumed the property is not subject to surface entry for the exploration or removal of such materials, except as is expressly stated.
23. This appraisal report and all the conclusions herein have been prepared based on right-of-way and/or construction plans referenced in this report. In the event of any significant changes to these said plans, the appraiser reserves the right to alter the valuation based on said changes relating to the subject parcel.
24. The appraiser is not qualified as a property inspector, therefore this report is not to be relied upon as a property inspection report.

## 9. CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and 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 have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- 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 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- All conclusions and the analyses within the report were made by the appraiser signing the report.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

**MARTIN + WOOD APPRAISAL GROUP, LTD.**



Nathan D. Garnett  
Appraiser  
State of Ohio Certificate No. 2007000484

07/25/2023  
Date

**10. PHOTOGRAPHS OF SUBJECT PROPERTY**

Pictures were taken by / Date(s): Nathan D. Garnett / June 15, 2023



**Front view of dwelling**



**Rear view of dwelling**



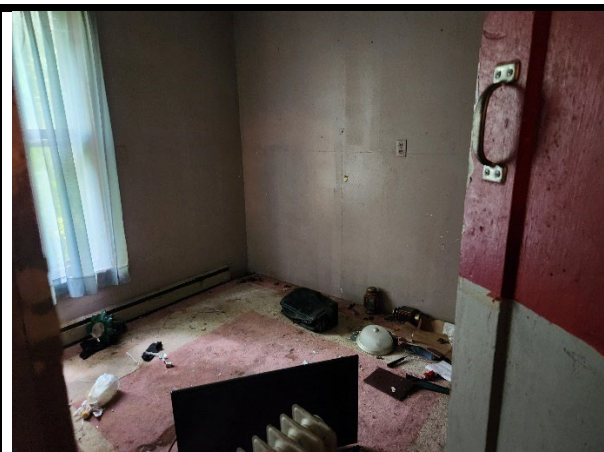
**View of family room**



**View of kitchen**



**Bedroom**



**Bedroom**





**Bedroom**



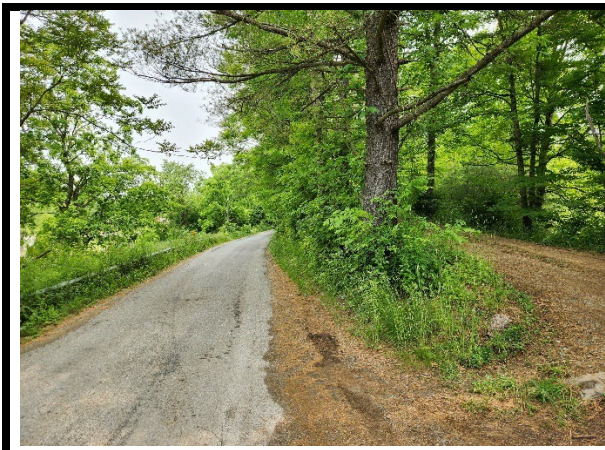
**Bathroom**



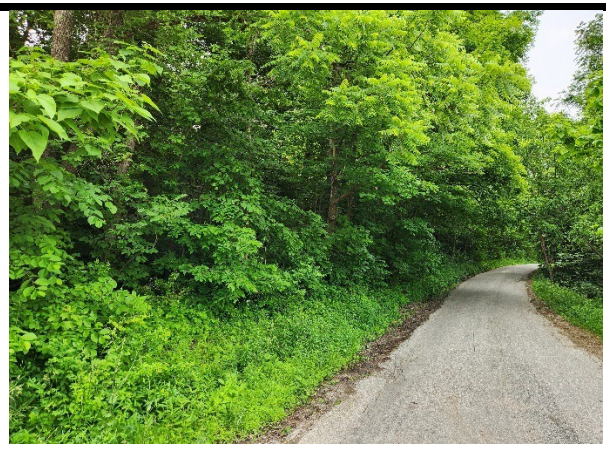
**Outbuilding**



**Interior view of outbuilding**



**View along Gaysport Hill Road facing north**



**View along Gaysport Hill Road facing south**

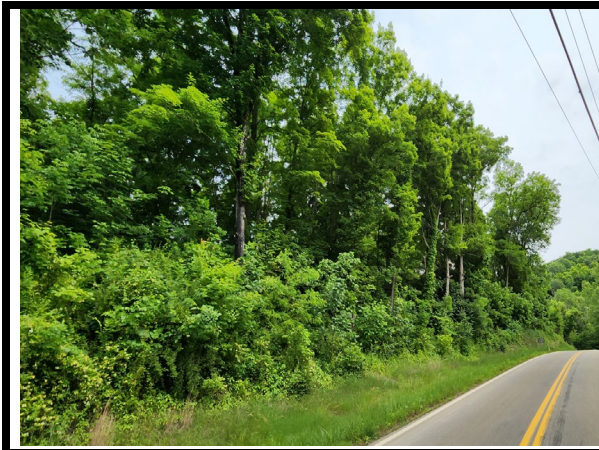




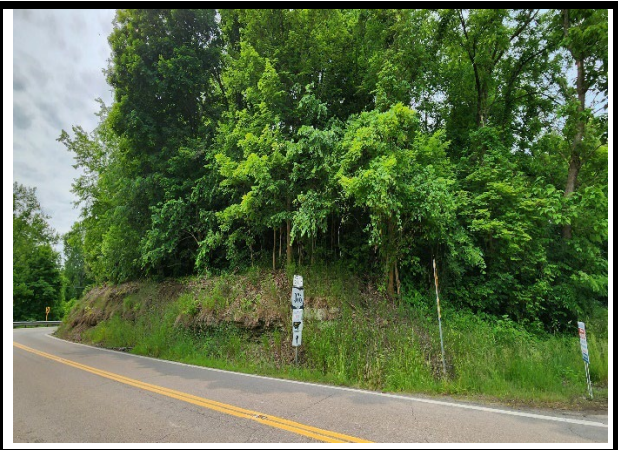
**View along SR 376 facing east**



**View along SR 376 facing west**



**View along SR 376 facing north**



**View subject facing south**



**Aerial Photograph of the Subject Property:** Note, the aerial photograph was downloaded from the Muskingum County GIS website on June 16, 2023.



**11. DECLARATION OF REPORTING OPTION**

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. Supporting documentation is retained in the appraiser's files.

**12. IDENTIFY THE CLIENT AND ANY USERS**

The client is the Ohio Department of Transportation. The users of the appraisal may include the Ohio Department of Transportation, the property owner and the Ohio Attorney General's Office. The Martin + Wood Appraisal Group is working on behalf of the client through West Erie Realty Solutions.

**13. STATE THE INTENDED USE OF THE APPRAISAL**

The appraisal, if recommended by the client, 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's address is 8895 Gaysport Hill Road, Blue Rock, Ohio 43720. The subject site is located on the east side of Gaysport Hill Road and south and west side of State Route 376. The subject is improved with a single-family residential dwelling, outbuilding and supporting site improvements.

**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 highway 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:** July 25, 2023

**Date of the Value Estimate (Effective Date):** June 15, 2023

**19. SUMMARIZE THE VALUATION PROBLEM AND SCOPE OF WORK NECESSARY FOR THE VALUATION PROBLEM**

**The Valuation Problem:**

The Ohio Department of Transportation is in the process of preparing for remediation of rock cut slope to improve slope stability along State Route 376. The proposed project, known as MUS-376-5.09, will acquire the property in total. The appraisal problem consists of estimating compensation to the property owner for the part taken and damages, if any, to the part not taken, due to the proposed highway project.

## The Scope of Work Necessary for the Valuation Problem:

In preparing this report, the appraiser:

- viewed the plans provided by the client;
- viewed the subject site and the interior and exterior of the improvements on June 15, 2023
- viewed the public records of the subject property;
- facts pertaining to the property including accessibility, physical and topographical features, utility availability, zoning, flood hazards, etc., were collected;
- viewed the subject neighborhood and surrounding area;
- gathered information on comparable properties. Exterior viewings were made of all the comparable properties. Numerous sources and a reasonable time span were used in the search for market data;
- confirmed and analyzed the market data;
- applied the sales comparison approach (as vacant and as improved)

The Sales Comparison Approach – Land is used to estimate the value of the fee simple interest in the land. Due to the overall age of the subject’s improvements and the difficulty in estimating depreciation for older properties, the cost approach to value is not considered applicable and is, therefore, not applied. The Cost Approach is limited to estimating the contributory value of the site improvements. The Sales Comparison Approach – Improved was utilized to establish the improved value of the subject property. Market research did not indicate that properties similar to the subject are being purchased for investment purposes. Therefore, the income approach is not deemed applicable.

The appraiser believes the previously discussed valuation methods are reliable indicators of value for the subject land and improvements, and that the conclusions derived from these approaches are not misleading.

This Appraisal Report is a brief recapitulation of the appraiser’s data, analyses and conclusions. Supporting documentation is retained in the appraiser’s files.

## 20. EXPOSURE TIME

According to The Dictionary of Real Estate Appraisal, Sixth Edition, page 83, exposure time is *“The Estimated 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. Comment: Exposure Time is a retrospective opinion based upon an analysis of past events assuming a competitive and open market.”*

The subject is a single-family residential dwelling located in Franklin Local School District. Per the local multiple listing service (MLS), the average days on market for single-family residential properties in the Franklin Local School District has been less than sixty days. Taking these figures into consideration, an exposure time of three months or less is estimated for the subject.

**21. RIGHT OF ACCOMPANIMENT**

**Viewed By:** Nathan D. Garnett

**Date of the Viewing:** June 15, 2023

**Identification of the Person Who Accompanied the Appraiser:**

Charlie Rodgers along with her father and brother

**Relationship to the Owner of the Property:**

Property Owner

**If there was no accompaniment, state how the right of accompaniment was extended to the property owner. Include the number of telephone calls with dates, times and phone number(s) and mailings and visits to the property.**

Not Applicable.

**22. PART 2: FACTUAL DATA BEFORE THE TAKING**

**23. IDENTIFICATION OF THE LARGER PARCEL - BEFORE THE TAKING**

**Test of the Larger Parcel**

**Unity of Ownership:** The subject consists of Auditor Tax Parcel 06-42-02-51-000, which is owned by Charlie N. Rodgers, per the R/W plans, title report provided by the client, and/or public records.

**Unity of Highest and Best Use:** Tax Parcel 06-42-02-51-000 and is currently improved with a residential dwelling and supporting site improvements.

**Contiguity:** The subject consists of one tax parcel that is on the east side of Gaysport Hill Road, and total 1.063 gross acres / 1.063 net acres.

After testing the subject site with the criteria listed above, and considering the Highest and Best Use analysis in Section 33, the larger parcel is identified as one Auditor parcel containing 1.063 gross acres / 1.063 net acres, owned by Charlie N. Rodgers.

## 24. LEGAL DESCRIPTION - BEFORE THE TAKING

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and bounded and described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and being part of the southeast quarter of Section 20, Township 12, Range 12, and being all those lands intended to be described in Deed Volume 1133, Page 9; being further bounded and described as follows:

Commencing at an iron pin found at the northeast corner of Lot No. 12 in the Village of Gaysport, as recorded in Deed Volume 17, Pages 432 and 433, thence, South  $76^{\circ} 53' 37''$  east, 165.00 feet to an iron pin set on the south line of State Route 376, and the TRUE POINT OF BEGINNING for the parcel herein intended to be described; thence, continuing South  $76^{\circ} 53' 37''$  east, 132.00 feet to an iron pin found; thence, south  $16^{\circ} 25' 37''$  West, 561.00 feet to a point, passing an iron pin found at 375.20 feet; thence, north  $76^{\circ} 53' 37''$  west, 33.00 feet to an iron pin set on the east line of Gaysport Hill Road; thence, North  $06^{\circ} 20' 03''$  East, 563.97 feet to the point of beginning, and containing 1.061 acres more or less.

Subject to all legal highways and easements of record.

Bearings described herein are based upon those described in Deed Volume 1112, Page 558.

Iron Pins set are 5/8" rebar with yellow identification cap (Findley S-7222).

This description, written on June 20, 1997, is based on an actual survey of the premises by Terry J. Finley, Ohio Registered Surveyor #S-7222.

Property address: 8895 Gaysport Hill Road, Blue Rock, Ohio 43720

Subject to all restrictions, conditions, covenants, easements, rights of way, and reservations of record.

**Auditor's Parcel No.: 06-42-02-51-000**

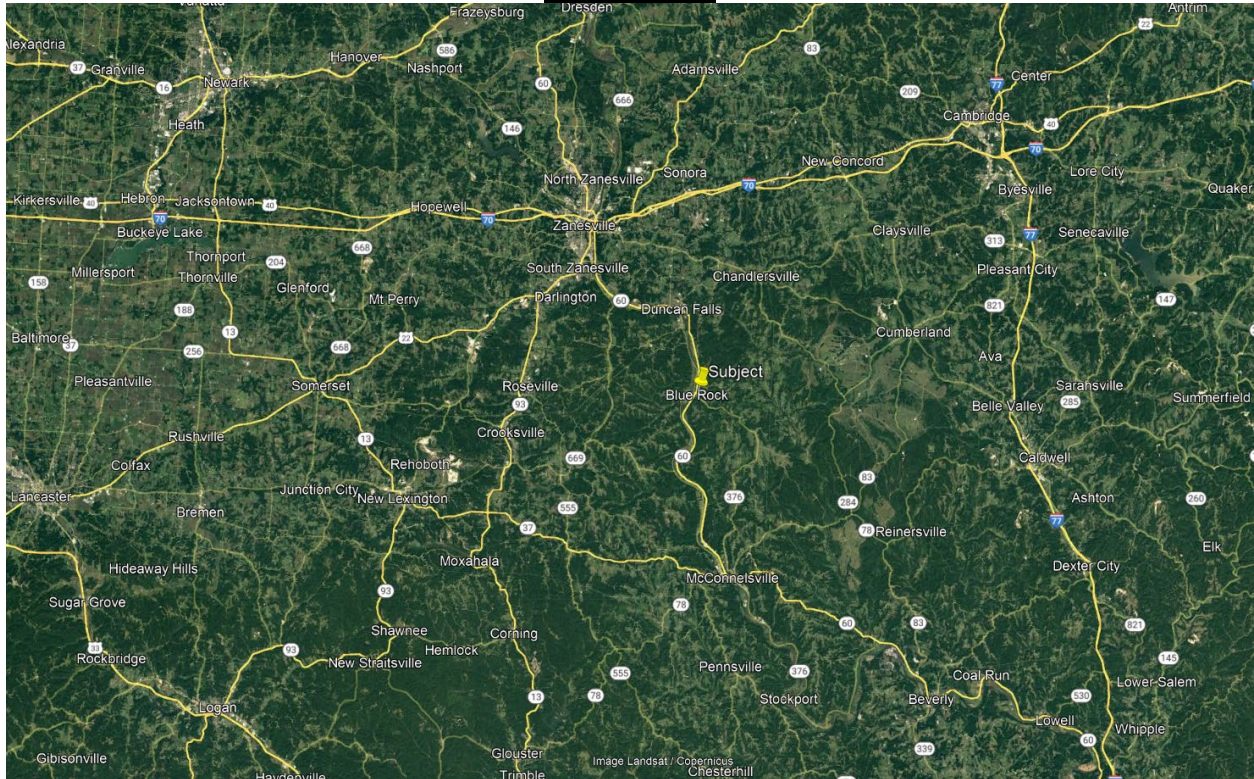
**Prior Instrument Reference: Volume 1136, Page 153**

## 25. SUMMARIZE AREA, CITY AND NEIGHBORHOOD ANALYSIS

### Area and City Description

The subject property is located on the east side of Gaysport Hill Road and south and west side of State Route 376, in Blue Rock Township, Muskingum County, Ohio. Blue Rock Township is in the southern part of the county. The subject is in the Franklin Local School District.

### AREA MAP



# Ohio County Profiles

Prepared by the Office of Research 2021 Edition



## Muskingum County

Established: Act - March 1, 1804  
 2020 Population: 86,410  
 Land Area: 664.6 square miles  
 County Seat: Zanesville City  
 Named for: Native American word meaning "by the riverside"



Taxes	
Taxable value of real property	\$1,697,003,130
Residential	\$1,114,784,590
Agriculture	\$201,600,280
Industrial	\$64,857,780
Commercial	\$310,030,460
Mineral	\$5,730,020
Ohio income tax liability	\$39,798,218
Average per return	\$1,023.17

Land Use/Land Cover	Percent
Developed, Lower Intensity	8.04%
Developed, Higher Intensity	1.06%
Barren (strip mines, gravel pits, etc.)	0.30%
Forest	57.64%
Shrub/Scrub and Grasslands	2.32%
Pasture/Hay	22.62%
Cultivated Crops	6.20%
Wetlands	0.42%
Open Water	1.40%

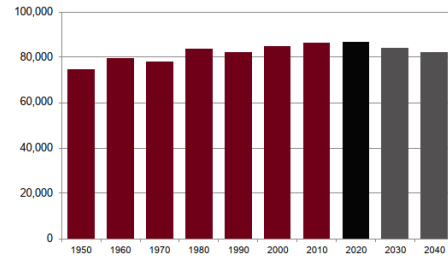
Largest Places	Census 2020	Census 2010
Zanesville city	24,765	25,487
Falls twp	8,718	8,131
Newton twp UB	5,074	5,157
Wayne twp	4,892	4,731
Muskingum twp	4,861	4,520
Washington twp	4,097	4,288
Springfield twp UB	3,616	3,653
Hopewell twp UB	3,113	3,005
Perry twp	2,728	2,621
New Concord vil.	2,361	2,491

UB: Unincorporated balance.

### Total Population

Census			
1800		1910	57,488
1810	10,036	1920	57,980
1820	17,824	1930	67,398
1830	29,334	1940	69,795
1840	38,749	1950	74,535
1850	45,049	1960	79,159
1860	44,416	1970	77,826
1870	44,886	1980	83,340
1880	49,774	1990	82,068
1890	51,210	2000	84,585
1900	53,185	2010	86,074
		2020	86,410

Projected	
2030	83,900
2040	81,900





**Ohio** County Profiles

**Muskingum County**

Population by Race	Number	Percent
ACS Total Population	86,131	100.0%
White	79,042	91.8%
African-American	2,779	3.2%
Native American	222	0.3%
Asian	385	0.4%
Pacific Islander	33	0.0%
Other	385	0.4%
Two or More Races	3,285	3.8%
Hispanic (may be of any race)	967	1.1%
<b>Total Minority</b>	<b>7,405</b>	<b>8.6%</b>

Educational Attainment	Number	Percent
Persons 25 years and over	58,655	100.0%
No high school diploma	7,177	12.2%
High school graduate	24,388	41.6%
Some college, no degree	11,493	19.6%
Associate degree	6,160	10.5%
Bachelor's degree	5,887	10.0%
Master's degree or higher	3,550	6.1%

Family Type by Employment Status	Number	Percent
Total Families	21,951	100.0%
Married couple, husband and wife in labor force	7,954	36.2%
Married couple, husband in labor force, wife not	3,028	13.8%
Married couple, wife in labor force, husband not	1,264	5.8%
Married couple, husband and wife not in labor force	3,831	17.5%
Male householder, in labor force	1,150	5.2%
Male householder, not in labor force	509	2.3%
Female householder, in labor force	2,854	13.0%
Female householder, not in labor force	1,361	6.2%

Household Income	Number	Percent
Total Households	33,878	100.0%
Less than \$10,000	2,638	7.8%
\$10,000 to \$19,999	4,307	12.7%
\$20,000 to \$29,999	4,071	12.0%
\$30,000 to \$39,999	3,731	11.0%
\$40,000 to \$49,999	3,077	9.1%
\$50,000 to \$59,999	2,720	8.0%
\$60,000 to \$74,999	3,896	11.5%
\$75,000 to \$99,999	3,998	11.8%
\$100,000 to \$149,999	3,548	10.5%
\$150,000 to \$199,999	1,195	3.5%
\$200,000 or more	697	2.1%
<b>Median household income</b>	<b>\$47,254</b>	

Percentages may not sum to 100% due to rounding.

Population by Age	Number	Percent
ACS Total Population	86,131	100.0%
Under 5 years	5,212	6.1%
5 to 17 years	14,506	16.8%
18 to 24 years	7,758	9.0%
25 to 44 years	20,356	23.6%
45 to 64 years	23,262	27.0%
65 years and more	15,037	17.5%
<b>Median Age</b>	<b>40.3</b>	

Family Type by Presence of Own Children Under 18	Number	Percent
Total Families	22,060	100.0%
Married-couple families with own children	5,520	25.0%
Male householder, no wife present, with own children	810	3.7%
Female householder, no husband present, with own children	2,404	10.9%
Families with no own children	13,326	60.4%

Poverty Status of Families By Family Type by Presence Of Related Children	Number	Percent
Total Families	22,060	100.0%
Family income above poverty level	19,315	87.6%
Family income below poverty level	2,745	12.4%
Married couple, with related children	491	2.2%
Male householder, no wife present, with related children	104	0.5%
Female householder, no husband present, with related children	1,430	6.5%
Families with no related children	720	3.3%

Ratio of Income To Poverty Level	Number	Percent
Population for whom poverty status is determined	83,515	100.0%
Below 50% of poverty level	5,561	6.7%
50% to 99% of poverty level	7,835	9.4%
100% to 124% of poverty level	4,528	5.4%
125% to 149% of poverty level	4,441	5.3%
150% to 184% of poverty level	5,335	6.4%
185% to 199% of poverty level	2,817	3.4%
200% of poverty level or more	52,998	63.5%

Geographical Mobility	Number	Percent
Population aged 1 year and older	85,133	100.0%
Same house as previous year	72,647	85.3%
Different house, same county	8,926	10.5%
Different county, same state	2,907	3.4%
Different state	488	0.6%
Abroad	165	0.2%



# Ohio County Profiles

# Muskingum County

Travel Time To Work	Number	Percent
Workers 16 years and over	36,891	100.0%
Less than 15 minutes	12,186	33.0%
15 to 29 minutes	14,211	38.5%
30 to 44 minutes	4,755	12.9%
45 to 59 minutes	2,227	6.0%
60 minutes or more	3,512	9.5%
<b>Mean travel time</b>	<b>24.0 minutes</b>	

Housing Units	Number	Percent
Total housing units	37,940	100.0%
Occupied housing units	33,878	89.3%
Owner occupied	23,372	69.0%
Renter occupied	10,506	31.0%
Vacant housing units	4,062	10.7%

Year Structure Built	Number	Percent
Total housing units	37,940	100.0%
Built 2014 or later	326	0.9%
Built 2010 to 2013	606	1.6%
Built 2000 to 2009	3,928	10.4%
Built 1990 to 1999	4,501	11.9%
Built 1980 to 1989	3,387	8.9%
Built 1970 to 1979	5,619	14.8%
Built 1960 to 1969	3,852	10.2%
Built 1950 to 1959	4,111	10.8%
Built 1940 to 1949	2,516	6.6%
Built 1939 or earlier	9,094	24.0%
<b>Median year built</b>	<b>1968</b>	

Value for Specified Owner-Occupied Housing Units	Number	Percent
Specified owner-occupied housing units	23,372	100.0%
Less than \$20,000	1,355	5.8%
\$20,000 to \$39,999	1,033	4.4%
\$40,000 to \$59,999	1,580	6.8%
\$60,000 to \$79,999	2,416	10.3%
\$80,000 to \$99,999	2,681	11.5%
\$100,000 to \$124,999	3,236	13.8%
\$125,000 to \$149,999	2,809	12.0%
\$150,000 to \$199,999	4,357	18.6%
\$200,000 to \$299,999	2,537	10.9%
\$300,000 to \$499,999	994	4.3%
\$500,000 to \$999,999	261	1.1%
\$1,000,000 or more	113	0.5%
<b>Median value</b>	<b>\$120,200</b>	

House Heating Fuel	Number	Percent
Occupied housing units	33,878	100.0%
Utility gas	19,182	56.6%
Bottled, tank or LP gas	2,215	6.5%
Electricity	9,547	28.2%
Fuel oil, kerosene, etc	1,218	3.6%
Coal, coke or wood	1,231	3.6%
Solar energy or other fuel	353	1.0%
No fuel used	132	0.4%

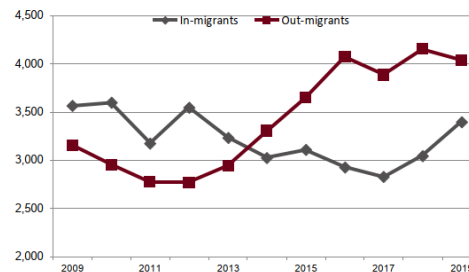
Percentages may not sum to 100% due to rounding.

Gross Rent	Number	Percent
Specified renter-occupied housing units	10,506	100.0%
Less than \$100	110	1.0%
\$100 to \$199	205	2.0%
\$200 to \$299	616	5.9%
\$300 to \$399	420	4.0%
\$400 to \$499	799	7.6%
\$500 to \$599	1,270	12.1%
\$600 to \$699	1,424	13.6%
\$700 to \$799	1,392	13.2%
\$800 to \$899	1,319	12.6%
\$900 to \$999	743	7.1%
\$1,000 to \$1,499	1,247	11.9%
\$1,500 or more	224	2.1%
No cash rent	737	7.0%
<b>Median gross rent</b>	<b>\$703</b>	
Median gross rent as a percentage of household income	30.2	

Selected Monthly Owner Costs for Specified Owner-Occupied Housing Units	Number	Percent
Specified owner-occupied housing units with a mortgage	13,752	100.0%
Less than \$400	76	0.6%
\$400 to \$599	818	5.9%
\$600 to \$799	2,090	15.2%
\$800 to \$999	2,557	18.6%
\$1,000 to \$1,249	3,158	23.0%
\$1,250 to \$1,499	2,148	15.6%
\$1,500 to \$1,999	1,893	13.8%
\$2,000 to \$2,999	757	5.5%
\$3,000 or more	255	1.9%
<b>Median monthly owners cost</b>	<b>\$1,106</b>	
Median monthly owners cost as a percentage of household income	19.1	

Vital Statistics	Number	Rate
Births / rate per 1,000 women aged 15 to 44	1,014	64.3
Teen births / rate per 1,000 females 15-19	80	78.9
Deaths / rate per 100,000 population	1,023	1,186.6

## Domestic Migration



## Ohio County Profiles

## Muskingum County

### Agriculture

Land in farms (acres)	189,022
Number of farms	1,263
Average size (acres)	150
Total cash receipts	\$70,074,000
Per farm	\$55,482
Receipts for crops	\$28,770,000
Receipts for livestock/products	\$41,304,000

### Education

Traditional public schools buildings	27
Students	13,338
Teachers (Full Time Equivalent)	951.5
Expenditures per student	\$8,545
Graduation rate	93.8
Community/charter schools buildings	1
Students	155
Teachers (Full Time Equivalent)	12.5
Expenditures per student	\$7,359
Graduation rate	
Private schools	3
Students	408
4-year public universities	0
Regional campuses	1
2-year public colleges/satellites	1
Ohio Technical Centers	1
Private universities and colleges	1
Public libraries (Districts / Facilities)	1 / 6

### Transportation

Registered motor vehicles	107,327
Passenger cars	62,744
Noncommercial trucks	19,889
Total license revenue	\$3,174,283.63
Permissive tax revenue	\$737,845.00
Interstate highway miles	27.35
Turnpike miles	0.00
U.S. highway miles	40.12
State highway miles	200.98
County, township, and municipal road miles	1,411.88
Commercial airports	2

### Health Care

Physicians	205
Registered hospitals	1
Number of beds	321
Licensed nursing homes	8
Number of beds	658
Licensed residential care	7
Number of beds	479
Persons with health insurance (Aged 0 to 64)	92.1%
Adults with insurance (Aged 18 to 64)	91.1%
Children with insurance (Aged Under 19)	94.6%

### Communications

Television stations	1
Radio stations	5
Daily newspapers	1
Circulation	5,268
Average monthly unique visitors	240,904
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	2,312
Violent crime	163
Property crime	2,149

### Finance

FDIC insured financial institutions (HQs)	2
Assets (000)	\$813,244
Branch offices	30
Institutions represented	10

### Transfer Payments

Total transfer payments	\$977,116,000
Payments to individuals	\$958,026,000
Retirement and disability	\$320,481,000
Medical payments	\$479,557,000
Income maintenance (Supplemental SSI, family assistance, food stamps, etc)	\$91,583,000
Unemployment benefits	\$6,743,000
Veterans benefits	\$34,935,000
Federal education and training assistance	\$17,126,000
Other payments to individuals	\$7,601,000
Total personal income	\$3,620,886,000
Dependency ratio	27.0%
(Percent of income from transfer payments)	

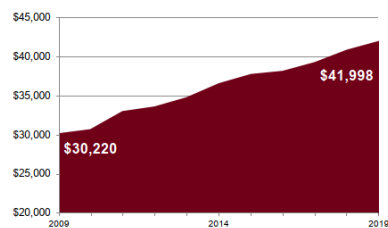
### Voting

Number of registered voters	55,078
Voted in 2020 election	40,766
Percent turnout	74.0%

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

Areas/Facilities	15
Acreage	50,494

### Per Capita Personal Income



**Ohio** County Profiles

**Muskingum County**

Civilian Labor Force	2020	2019	2018	2017	2016
Civilian labor force	40,400	39,900	39,700	39,900	39,900
Employed	37,300	37,900	37,600	37,700	37,500
Unemployed	3,100	2,000	2,100	2,300	2,400
Unemployment rate	7.8	4.9	5.3	5.7	6.1

**Establishments, Employment, and Wages by Sector: 2019**

Industrial Sector	Number of Establishments	Average Employment	Total Wages	Average Weekly Wage
Private Sector	1,724	28,114	\$1,177,011,873	\$805
Goods-Producing	281	4,371	\$245,274,012	\$1,079
Natural Resources and Mining	35	393	\$30,822,374	\$1,510
Construction	177	1,139	\$57,028,938	\$963
Manufacturing	70	2,840	\$157,422,700	\$1,066
Service-Providing	1,443	23,743	\$931,737,861	\$755
Trade, Transportation and Utilities	447	7,921	\$287,426,837	\$698
Information	19	661	\$24,976,381	\$727
Financial Services	169	955	\$51,578,345	\$1,039
Professional and Business Services	216	2,024	\$97,933,783	\$930
Education and Health Services	229	7,029	\$370,958,226	\$1,015
Leisure and Hospitality	209	3,870	\$59,268,453	\$295
Other Services	155	1,283	\$39,545,459	\$593
Federal Government		227	\$13,039,977	\$1,103
State Government		281	\$14,994,883	\$1,025
Local Government		4,609	\$179,996,391	\$751

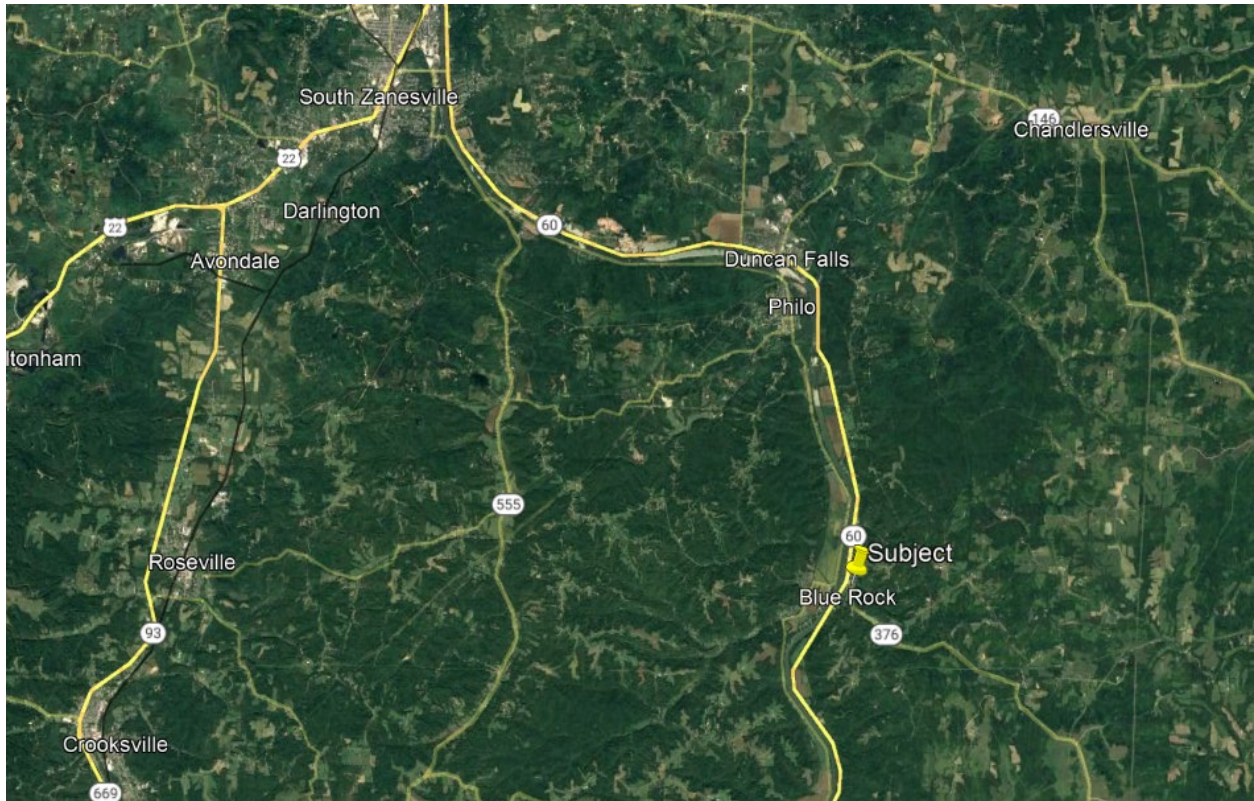
Private Sector total includes Unclassified establishments not shown.

**Change Since 2013**

Private Sector	2.3%	5.0%	21.5%	15.7%
Goods-Producing	-1.4%	5.2%	9.3%	3.8%
Natural Resources and Mining	-10.3%	-22.0%	-41.1%	-24.3%
Construction	4.7%	32.4%	67.7%	26.7%
Manufacturing	-10.3%	1.8%	13.9%	12.0%
Service-Producing	3.1%	5.0%	25.2%	19.3%
Trade, Transportation and Utilities	-5.9%	4.9%	25.8%	19.9%
Information	26.7%	5.1%	13.2%	7.9%
Financial Services	4.3%	-0.2%	19.0%	19.2%
Professional and Business Services	16.1%	3.8%	53.1%	47.4%
Education and Health Services	13.4%	3.7%	20.4%	16.1%
Leisure and Hospitality	6.1%	6.9%	16.4%	8.9%
Other Services	-1.3%	15.2%	46.6%	27.3%
Federal Government		5.1%	8.7%	3.1%
State Government		-29.6%	12.6%	59.9%
Local Government		0.5%	9.8%	9.3%

**Residential**

Construction	2020	2019	2018	2017	2016
Total units	22	18	33	64	32
Total valuation (000)	\$4,935	\$5,182	\$5,163	\$6,238	\$5,417
Total single-unit bldgs	20	16	22	58	30
Average cost per unit	\$226,758	\$298,904	\$166,045	\$89,789	\$167,233
Total multi-unit bldg units	2	2	11	6	2
Average cost per unit	\$200,000	\$200,000	\$137,273	\$171,667	\$200,000



### **Neighborhood Description**

According to The Dictionary of Real Estate Appraisal, Sixth Edition, page 156, a neighborhood can be defined as *“A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.”*





The subject property is located on the east side of Gaysport Hill Road and south and west side of State Route 376., in Blue Rock Township, Muskingum County, Ohio. The subject is in the Franklin Local School District. For the purpose of this analysis, the subject larger parcel's neighborhood is generally considered to be the Franklin Local School District.

The subject larger parcel is located in a rural area containing single-family residential properties, recreational and public uses. To the north is vacant land. To the east and west are single-family residential and uses. To the south are single-family residential uses. The subject larger parcel is serviced by the Franklin Local School District.

The supply and demand for most types of real estate in the subject's area appears to be generally well balanced. The immediate area surrounding the subject larger parcel consists of a mixture of mature improvements constructed several plus decades and newer improvements constructed within the past 10 years. In conclusion, the subject is located in a single-family residential use neighborhood with a mixture of mature and newer improvements with some public uses.

**26. SALE HISTORY OF THE SUBJECT PROPERTY**

There are no known pending sales or listings of the subject property to consider.

**Sale Data**

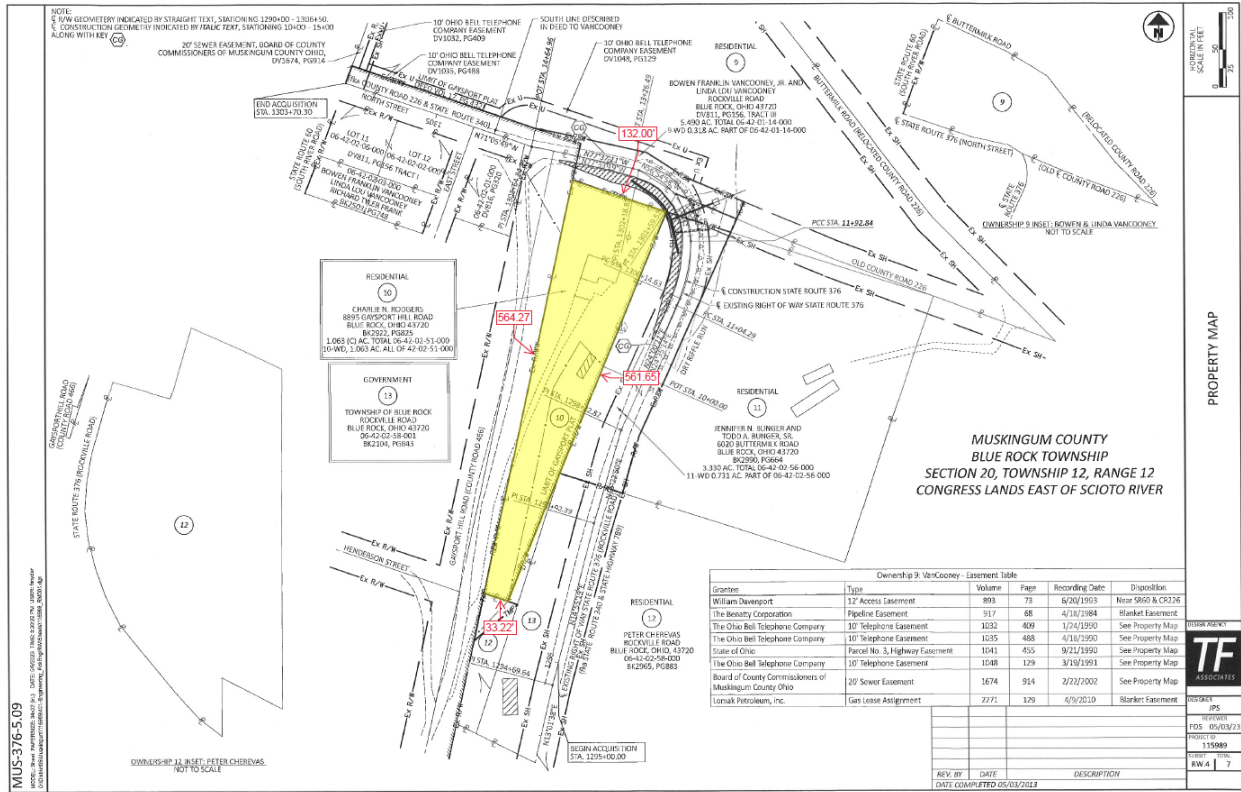
<b>Grantor</b>	Douglas E. Bagley
<b>Grantee</b>	Charlie N. Rodgers
<b>Sale Date</b>	June 29, 2020
<b>Deed Book/Page</b>	2922/825
<b>Conditions of Sale</b>	See remarks
<b>Financing</b>	Cash
<b>Instrument/Type</b>	Warranty Deed
<b>Verification</b>	Tommy Rodgers (Brother of grantee) and public records
<b>Sale Price</b>	\$3,000
<b>Remarks</b>	This sale is not considered an arm's length transaction. The grantor was a friend of the grantee's father and services were provided to the grantor as part of the transfer.

**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**

**Current Use:** Single-Family Residential

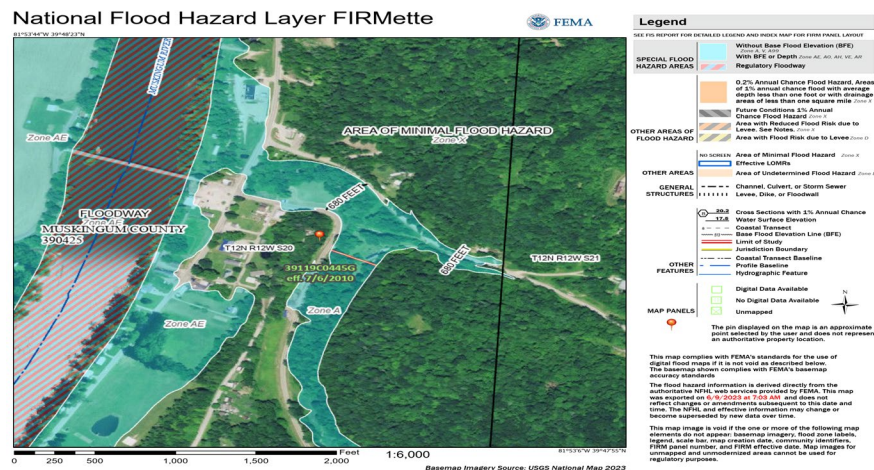
**Highest & Best Use:** Single-Family Residential

28. SITE PLAN SKETCH REFLECTING PROPERTY - BEFORE THE TAKING



## 29. SITE DESCRIPTION – BEFORE THE TAKING

- Address:** 8895 Gaysport Hill Road, Blue Rock, Ohio 43720
- Location:** The subject site is located on the east side of Gaysport Hill Road and south and west side of State Route 376, in Blue Rock Township, Muskingum County, Ohio.
- School District:** Franklin Local School District
- Accessibility:** The subject site has access to / from Gaysport Hill Road via one dirt drive.
- Area:** The subject site has a size of around 1.063 gross acres / 1.063 net acres, per the R/W plans.
- Shape / Dimensions:** The subject site is irregular in shape. Please see the Before Sketch for the dimensions of the site.
- Topography:** The subject site has sloping topography. The subject site is at / near the grade to above the grade of Gaysport Hill Road and State Route 376.
- Flood Plain:** Upon examination of Community Panel #39119C0445G, effective July 6, 2010, the subject site is located in Zone X and does not appear to be located in a flood plain. This is the appraiser's opinion based on the flood map. If there are any questions, a qualified expert, such as an engineer, should be consulted. Definition of Zone X = Areas determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains. A copy of the flood map can be found in the Addenda and Exhibits section of this report.





**Drainage:** Drainage of the tract appears to be adequate.

**Soil Characteristics:** No soil report for the subject parcel has been reviewed, however, it is assumed that the soil is of sufficient load-bearing capacity to support the existing structures and the soil can support an on-site sewage disposal system based on the current improvements. No evidence to the contrary was observed upon the physical viewing of the property nor was any information provided to the appraiser that would contradict these assumptions.

**On Site Utilities:** The subject site has well water and a septic system.

**Site Improvements:** The subject site is improved with a single-family residential dwelling, outbuilding and associated site improvements.

**Street Improvements:** The subject site has frontage along Gaysport Hill Road and State Route 376.

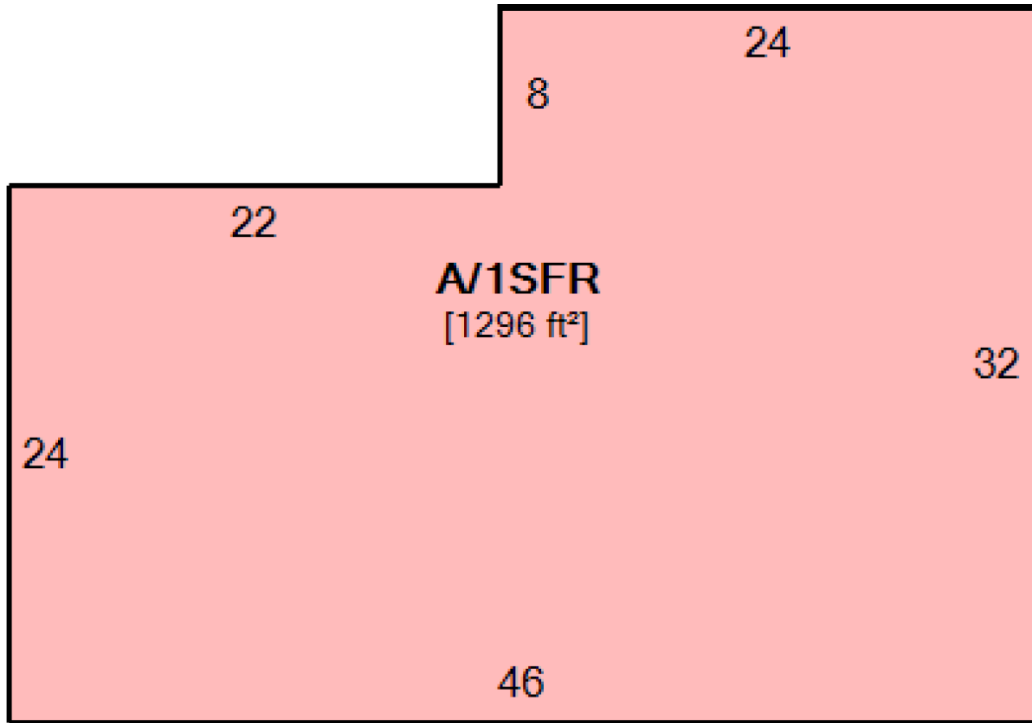
**Easements:** The subject property is encumbered by typical utility easements.

**Encroachments:** None noted

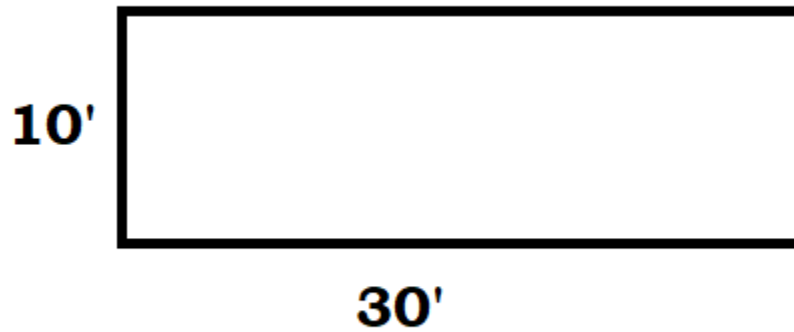
**Restrictions:** None noted

**Zoning:** None

**30. BUILDING/FLOOR PLAN SKETCH - BEFORE THE TAKING**



Dwelling



Outbuilding

**31. BUILDING DESCRIPTION - BEFORE THE TAKING**

**(a) Property is Leased** Yes [ ] No [ x ]

The single-family dwelling is occupied by the owner's brother.

**Building Type(s):** The subject is improved with a single-family residential dwelling.

**Bldg. Area / Construction:** The dwelling is a frame 1-story structure with a size of approximately 1,296 square feet, per measurement.

**Foundation:** Part crawl and part cellar

**Exterior Walls:** Aluminum

**Roof:** Slate

**Interior Walls:** Drywall

**Floorings:** Wood and carpet

**Ceilings:** Drywall

**Interior Doors:** Wood

**Trim:** Stained and painted wood

**Windows:** Wood double hung

**HVAC:** Baseboard and wood pellet stove / Window AC

**Bedrooms:** 4

**Bathrooms:** 1 bathroom

**Garage:** None

**Electrical:** Assumed adequate

**Building Quality:** Average

**Condition:** Fair

**Physical Age:** The dwelling was built in 1901, per the Auditor. Therefore, the structure is estimated to be 122 years old.

**Effective Age:** The dwelling is in fair overall condition. Taking all factors into consideration, the subject building is estimated to have an effective age of about 45 years.

**Remaining Economic Life:** 10 years, based on a life expectancy of 55 years from Section 97, Page 10 of the Marshall Valuation Service Manual.

**Comments:** There were some items of deferred maintenance noticed during the property inspection on June 15, 2023, including a collapsed ceiling in the front bedroom. Per the owner, updates since the transfer include updating electrical, water and sewer lines.

The dwelling includes a 10' x 10' deck. The subject is also improved with a 10' x 30' outbuilding. The outbuilding is wood frame and concrete block, a concrete floor and a slate roof.

**32. LEGAL AND POLITICAL CONSTRAINTS - BEFORE THE TAKING**

**(a) Zoning**

There is no zoning in Blue Rock Township.

**(b) Does Property Conform to Zoning Code**                      **Yes**        **No**   

N/A

**(c) Land Use Plan**

None available

**(d) Assessment and Taxes**

The assessment and taxes by the Muskingum County Auditor are:

Parcel #	Land	Building	Total	Annual Taxes
08-00460-000	\$ 3,100	\$31,500	\$34,600	\$1,332.19

Please note, the auditor’s values are not taken into consideration in this appraisal.

**33. HIGHEST AND BEST USE - BEFORE THE TAKING**

**(a) Present Use of the Property:**                                      Residential

**(b) Definition of Highest and Best Use**

According to The Appraisal of Real Estate, Fourteenth Edition, page 332, highest and best use is defined as: “*The reasonably probable use of property that results in the highest value.*”

**(c) The Highest and Best Use as Vacant**

**Physically Possible**

The subject site is located on the southwest corner of Gaysport Hill Road and State Route 376, in Blue Rock Township, Muskingum County, Ohio. The subject site has approximately 564 feet of frontage along Gaysport Hill Road, approximately 132 feet of frontage along State Route 376 and has a size of around 1.063 gross acres / 1.063 net acres. The subject site has sloping topography, is accessible to / from Gaysport Hill Road, and is serviced by well water and a septic system. Physically, the subject site appears to be large enough for residential uses.

**Legally Permissible**

Currently Blue Rock Township does not have any zoning regulations. Therefore, all uses would be permitted on the subject site.

**Financial Feasibility**

The subject site appears to be large enough for development. The supply and demand for most types of real estate in the subject's area appears to be generally well balanced. The immediate area surrounding the subject consists of a mixture of mature improvements. Taking the subject's size, location and land uses in the area into consideration, it is estimated that a residential use would be financially feasible "as if vacant".

**Maximal Profitability**

As a result of the appraiser's analysis of the market, supply and demand relationships within the area, past and expected economic returns, as well as the physical attributes of the subject site, it is estimated that the use of the subject site for residential purposes would likely provide the greatest economic return to the site.

**(d) Highest and Best Use as Improved**

**Physically Possible**

The subject site is located on the southwest corner of Gaysport Hill Road and State Route 376, in Blue Rock, Muskingum County, Ohio. The subject site has approximately 564 feet of frontage along Gaysport Hill Road, approximately 132 feet of frontage along State Route 376 and has a size of around 1.063 gross acres / 1.063 net acres. The subject site has sloping topography, is accessible to / from Gaysport Hill Road, and serviced by well water and a septic system. Physically, the site appears to be capable of supporting the existing building improvements based on the present and historical use.

### **Legally Permissible**

Currently Blue Rock Township does not have any zoning regulations. Therefore, all uses are permitted uses. The subject improvements as currently configured are considered legally permissible.

### **Financial Feasibility**

With regards to financial feasibility, it would appear that a single-family residential use is financially feasible. The subject is improved with a single-family dwelling and related improvements. After considering surrounding uses as well as the legal and physical potential of the subject site, it is my opinion that the highest and best use of the site, as improved, is the current use, an improved single-family residential site.

### **Maximal Profitability**

With regards to maximal profitability, because of the size of the site and condition of the improvements, the most productive use for the site is the current use, an improved single-family residential site.

**34. PART 3: VALUATION BEFORE THE TAKING**

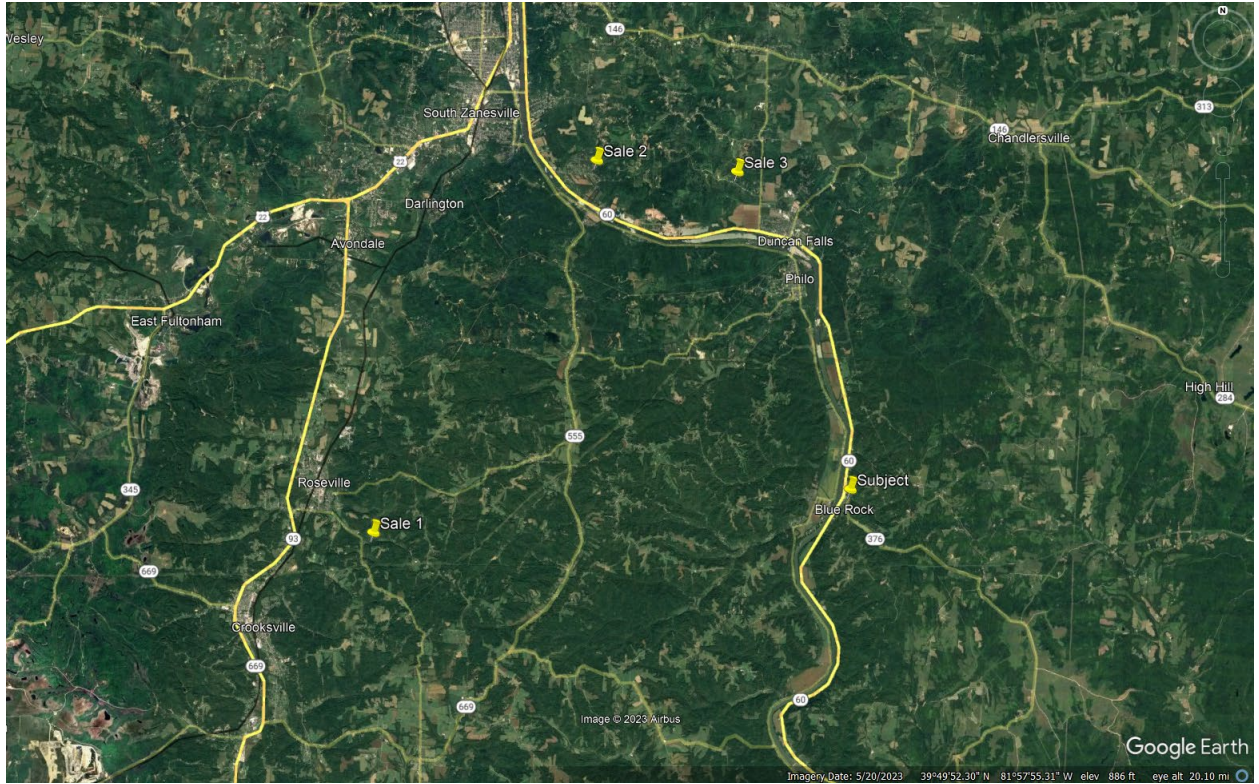
**35. ESTIMATE OF LAND VALUE - BEFORE THE TAKING**

According to The Appraisal of Real Estate, Fourteenth Edition, page 377, the sales comparison approach is *“The process of deriving a value indication for the subject property by comparing similar properties that have recently sold with 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.”*

In applying this approach, the level of similarity or difference between the subject and the comparable properties is estimated by taking into consideration a variety of elements which include real property rights conveyed, financing terms, conditions of sale, market conditions, location, physical characteristics, use, zoning, etc.

The unit of comparison to be used for this approach is the price per acre. On the following pages are detailed descriptions and a chart of similar land sales, an explanation of the adjustments and a correlated site value conclusion.

### Comparable Sales Map





**Land Sale No. 1**



**Land Sale No. 1 (Cont.)**



**Property Identification**

**Record ID** 6866  
**Property Type** Residential  
**Address** 9290 Center Road, Brush Creek Twp, Muskingum County, Ohio  
43720  
**Tax ID** 08-70-08-13-000  
**School District** Franklin LSD  
**Date Inspected** 07/13/2023

**Sale Data**

**Grantor** Heather A. Osborne  
**Grantee** Carl Gilkey  
**Sale Date** June 16, 2022  
**Deed Book/Page** 3084/584  
**Property Rights** Fee Simple  
**Conditions of Sale** Arm's length  
**Financing** Cash  
**Sale History** No prior sales in the last 3 years  
**Instrument/Type** General Warranty Deed  
**Verification** Ruth Ann Lynn (Listing agent); July 12, 2023; Other sources:  
MLS, Public records, Confirmed by Nathan Garnett  
**Sale Price** \$28,000  
**Cash Equivalent** \$28,000

**Land Data**

**Zoning** None

**Land Sale No. 1 (Cont.)**

<b>Topography</b>	Generally level
<b>Utilities</b>	Electric and gas
<b>Shape</b>	Generally rectangular
<b>Intended Use</b>	Residential
<b>Highest &amp; Best Use</b>	Residential

**Land Size Information**

<b>Gross Land Size</b>	2.908 Acres or 126,672 SF
<b>Net Land Size</b>	2.908 Acres or 126,672 SF , 100.00%

**Indicators**

<b>Sale Price/Gross Acre</b>	\$9,629
<b>Sale Price/Gross SF</b>	\$0.22
<b>Sale Price/Net Acre</b>	\$9,629
<b>Sale Price/Net SF</b>	\$0.22

**Remarks**

At the time of the sale, the property was improved with a mobile home that was in poor condition. No consideration was given to the improvement.



Land Sale No. 2





**Land Sale No. 2 (Cont.)**



**Property Identification**

<b>Record ID</b>	6845
<b>Property Type</b>	Residential
<b>Address</b>	Wayne Township, Muskingum County, Ohio
<b>Location</b>	East side of S. Hannah Drive, north of Lawhead Lane
<b>Tax ID</b>	73-51-03-06-000
<b>School District</b>	Franklin LSD
<b>Date Inspected</b>	6/15/23

**Sale Data**

<b>Grantor</b>	Clay & Julie Winland
<b>Grantee</b>	Ralph L. Wade, Sr.
<b>Sale Date</b>	March 28, 2022
<b>Deed Book/Page</b>	3066/404
<b>Property Rights</b>	Fee Simple
<b>Conditions of Sale</b>	Arm's length
<b>Financing</b>	Cash
<b>Sale History</b>	11/19/2020 for \$2,000
<b>Instrument/Type</b>	General Warranty Deed



**Land Sale No. 2 (Cont.)**

**Verification** Don Hilty; July 11, 2023; Other sources: MLS, Public records,  
Confirmed by Nathan Garnett

**Sale Price** \$9,000  
**Cash Equivalent** \$9,000

**Land Data**

**Zoning** R, Residence District  
**Topography** Sloping/Wooded  
**Utilities** Electric, gas and water  
**Shape** Rectangular  
**Flood Info** Zone X, 39119C0315G, 7/6/2010  
**Intended Use** Residential  
**Highest & Best Use** Residential

**Land Size Information**

**Gross Land Size** 0.643 Acres or 28,009 SF  
**Net Land Size** 0.643 Acres or 28,009 SF , 100.00%

**Indicators**

**Sale Price/Gross Acre** \$13,997  
**Sale Price/Gross SF** \$0.32  
**Sale Price/Net Acre** \$13,997  
**Sale Price/Net SF** \$0.32

**Remarks**

The property was on the market for approximately 34 days. The lot was vacant at the time of the sale.

**Land Sale No. 3**



**Land Sale No. 3 (Cont.)**



**Property Identification**

**Record ID** 6846  
**Property Type** Residential  
**Address** 3895 Dietz Lane, Wayne Township, Muskingum County, Ohio  
43701  
**Tax ID** 73-60-01-27-001  
**School District** Franklin LSD  
**Date Inspected** 6/15/2023

**Sale Data**

**Grantor** Craig & Ashleigh Stoneburner  
**Grantee** Thomas E. Lanning & Mary L. Lanning, Co-Trustees  
**Sale Date** April 28, 2023  
**Deed Book/Page** 3138/849  
**Property Rights** Fee Simple  
**Conditions of Sale** Arm's length  
**Financing** Cash  
**Sale History** 4/8/21 for \$22,000  
**Instrument/Type** General Warranty Deed  
**Verification** Jessica Winland (Listing Agent); July 11, 2023; Other sources:  
MLS, Public records, Confirmed by Nathan Garnett  
**Sale Price** \$35,000  
**Cash Equivalent** \$35,000

**Land Sale No. 3 (Cont.)**

**Land Data**

<b>Zoning</b>	A, Agricultural District
<b>Topography</b>	Level
<b>Utilities</b>	Electric and water
<b>Shape</b>	Irregular
<b>Flood Info</b>	Zone X, 39119C0320G, 7/6/2010
<b>Intended Use</b>	Residential
<b>Highest &amp; Best Use</b>	Residential

**Land Size Information**

<b>Gross Land Size</b>	0.960 Acres or 41,818 SF
<b>Net Land Size</b>	0.960 Acres or 41,818 SF , 100.00%

**Indicators**

<b>Sale Price/Gross Acre</b>	\$36,458
<b>Sale Price/Gross SF</b>	\$0.84
<b>Sale Price/Net Acre</b>	\$36,458
<b>Sale Price/Net SF</b>	\$0.84

**Remarks**

The property is currently under construction. Public water is available to be tapped into.

LAND CHART BEFORE							
Item	Subject	Sale #1		Sale #2		Sale #3	
Location	8898 Gaysport Hill Road, Blue Rock Township, Muskingum County, OH	9290 Center Rd, Brush Creek Township, Muskingum County		East side of S. Hannah Dr, Wayne Twp, Muskingum County		3895 Dietz Ln, Wayne Twp, Muskingum County	
Adjusted Sale Price	N/A	\$28,000		\$9,000		\$35,000	
Net Size (Acres)	1.063	2.908		0.643		0.960	
Price / Acre	To be estimated	\$9,629		\$13,997		\$36,458	
Property Rights Conveyed	Fee Simple	Fee Simple	0.00%	Fee Simple	0.00%	Fee Simple	0.00%
Financing	N/A	Cash	0.00%	Cash	0.00%	Cash	0.00%
Conditions of Sale	N/A	Arm's Length	0.00%	Arm's Length	0.00%	Arm's Length	0.00%
Market Conditions	N/A	6/16/2022	0.00%	8/28/2022	0.00%	4/28/2023	0.00%
Total Adjustment		0.00%		0.00%		0.00%	
Adj. Price / Acre		\$9,629		\$13,997		\$36,458	
Location	Rural	Similar	0.00%	Similar	0.00%	Similar	0.00%
School District	Franklin LSD	Franklin LSD	0.00%	Franklin LSD	0.00%	Franklin LSD	0.00%
Access	Adequate	Adequate	0.00%	Adequate	0.00%	Adequate	0.00%
Net Size (Acres)	1.063	2.908	0.00%	0.643	0.00%	0.960	0.00%
Topography	Sloping above grade/Wooded	Generally level	-10.00%	Above grade/Wooded	0.00%	Level	-10.00%
Utilities	Electric	Electric	0.00%	Electric	0.00%	Superior	-10.00%
Shape	Irregular	Gen. Rectangular	-5.00%	Rectangular	-5.00%	Irregular	0.00%
Zoning	None	None	0.00%	R, Residence District	-5.00%	A, Agricultural District	-5.00%
Functional Utility	Average	Average	0.00%	Average	0.00%	Average	0.00%
Total Adjustment		-15.00%		-5.00%		-20.00%	
Adjusted Price / Acre		\$8,184		\$13,297		\$29,167	



## **Discussion of Adjustments and Conclusion – Before**

An extensive search, up to and including the date of value, was performed for sales of vacant land. While the attached comparables were not the only sales investigated, they are considered the most relevant cross section of data for valuation of the subject site. At issue and of great importance is the underlying land value. The most common unit of comparison for this property type is price per acre. The sales as illustrated reflect unadjusted values between \$9,629/net acre and \$36,458/net acre. With regards to the adjustment process, there are typically nine basic elements of comparison that should be considered. They include real property rights conveyed, financing terms, conditions of sale, market conditions (time), location, physical characteristics, economic characteristics, use and non-realty components of value. Because the properties analyzed are legal, conforming uses, with no personal property involved in the transfers, the last two items (use and non-realty components) are eliminated from consideration.

### **MARKET ADJUSTMENTS**

**Property Rights:** All of the sales were sold on a fee simple basis. No adjustments for property rights are required.

**Terms of Sale:** The presented sales were cash or cash equivalent transactions. No adjustments for the terms of the sale are required.

**Conditions of Sale** All of the sales are representative of arm's length transactions. No adjustments for conditions of sale are required.

**Market Conditions:** The sales transferred between June 2022 and April 2023. Although specific adjustments are not made for market conditions, it will be considered in the correlation.



## PHYSICAL ADJUSTMENTS

**Location:** All the sales are located in rural single-family residential areas that are considered similar to the subject's location. No adjustments for location are applied, but it will be considered in the correlation.

**School District:** All sales are located within the Franklin Local School District, like the subject. Adjustments for school district are not necessary.

**Access:** The subject site and all the comparables are considered to have adequate access; therefore, no adjustments are necessary.

**Site Size:** The basis in theory for the size adjustment is that most commodities, land included, can be purchased at lower price levels when they are purchased in bulk. The subject site contains 1.063 net acres. Sale 1 is larger than the subject. Sales 2 and 3 are smaller than the subject. The data does not support that adjustments are warranted for size for the sales used in comparison to the subject.

**Topography:** The subject site has sloping topography. Sales 1 and 2 are considered similar to the subject site; thus, no adjustments are warranted. Sale 3 has superior topography and is adjusted downward.

**Utilities:** The subject site and all the sales have similar access to public utilities. Therefore, no adjustments are warranted for this factor.

**Shape:** The subject site has an irregular shape. Sales 1 and 3 are considered to have similar shapes and therefore, no adjustments are warranted. Sale 2 is considered a superior shape and is adjusted downward.

**Zoning:** The subject is not zoned. All the sales do not have zoning. No adjustments are warranted for zoning.

**Functional Utility:** The subject site is encumbered by typical utility easements. These types of easements are not considered to negatively impact the properties that they encumber. The subject site and all the sales have average functional utility. Therefore, no adjustments are warranted for functional utility.

**VALUE OPINION - VACANT LAND – BEFORE**

As stated earlier, the attached sales considered to be the most relevant and competitive cross section of data available for the valuation of the subject site. The sales range in size between 0.643 net acres and 2.908 net acres and reflect adjusted values ranging between \$8,184/net acre and \$29,167/net acre.

All factors have been considered even if not specifically adjusted for in the direct comparison. Taking the three sales into consideration, a unit value toward the middle of the range at \$13,000 per acre is estimated for the subject.

Based upon the preceding analysis, it is my opinion that fair market value of the fee simple interest of the land only, **before** the proposed take, as of June 15, 2023, as indicated by the Sales Comparison Approach – “As Vacant”, is:”

1.063 net acres @ \$13,000/Ac:	\$13,819
0.000 acres P.R.O.:	\$ 0
<b>Total:</b>	<b>\$13,820 (Rounded)</b>

### 36. COST APPROACH - BEFORE THE TAKING

According to The Appraisal of Real Estate, Fourteenth Edition, page 562, the cost approach is *“A set of procedures through which a value indication is derived for the fee simple estate by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive or profit; 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.”*

#### **Replacement Cost and Reproduction Cost:**

According to The Appraisal of Real Estate, Fourteenth Edition, pages 569-570, *“Reproduction cost is the estimated cost to construct, as of the effective appraisal date, an exact duplicate or replica of the building being appraised, insofar as possible, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject improvements.*

*Replacement cost is the estimated cost to construct, as of the effective appraisal date, a substitute for the building being appraised using contemporary materials, standards, design, and layout. When this cost basis is used, some existing obsolescence in the property may be cured.”*

The subject is improved with a single-family residential dwelling that was constructed in 1901. Due to the overall age of the subject’s improvements and the difficulty in estimating depreciation for older properties, the cost approach to value is not considered applicable and is, therefore, not applied. The Cost Approach is limited to estimating the contributory values of the site improvements. The estimated contributory values of the site improvements have been estimated in part by information obtained from the Marshall Valuation Service Manual. The estimated contributory values include depreciation.

**Site Improvements**

The estimated contributory values of the site improvements were estimated using the Marshall Valuation Service Manual.

Septic system @ \$6,000 less 50% depr.	\$ 3,000
Water well @ \$4,000 less 50% depr.	\$ 2,000
+/- 860 SF Concrete @ \$5.00/SF 50% depr. (Rd)	\$ 2,150
300 SF Outbuilding @ \$35/SF less 80% depr.	\$ 2,100
<b>Total Estimated Contributory Value of Land Improvements</b>	<b>\$ 9,250</b>

Based upon the preceding analysis, it is my opinion that the fair market value of the fee simple interest of the subject land and site improvements **before** the proposed take, as of June 15, 2023 as indicated by the Cost Approach, is allocated as follows:

**Opinion of Value – Cost Approach:**

<b>Item</b>	<b>Value</b>
Land Value	\$13,820
Site Improvements	\$ 9,250
Structure(s)	\$ 0
<b>Total</b>	<b>\$23,070</b>

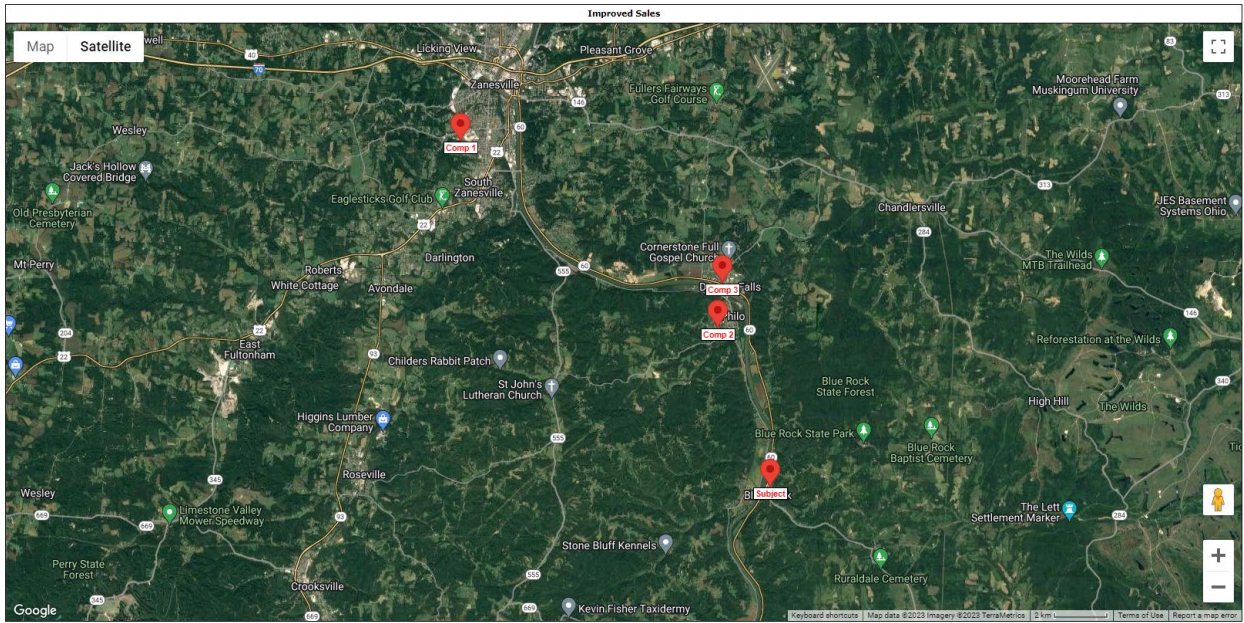
### **37. SALES COMPARISON APPROACH - BEFORE THE TAKING**

According to The Appraisal of Real Estate, Fourteenth Edition, page 377, the sales comparison approach is *“The process of deriving a value indication for the subject property by comparing similar properties that have recently sold with 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.”*

In applying this approach, the level of similarity or difference between the subject and the comparable properties is estimated by taking into consideration a variety of elements which include real property rights conveyed, financing terms, conditions of sale, market conditions, location, physical characteristics, use, zoning, etc.

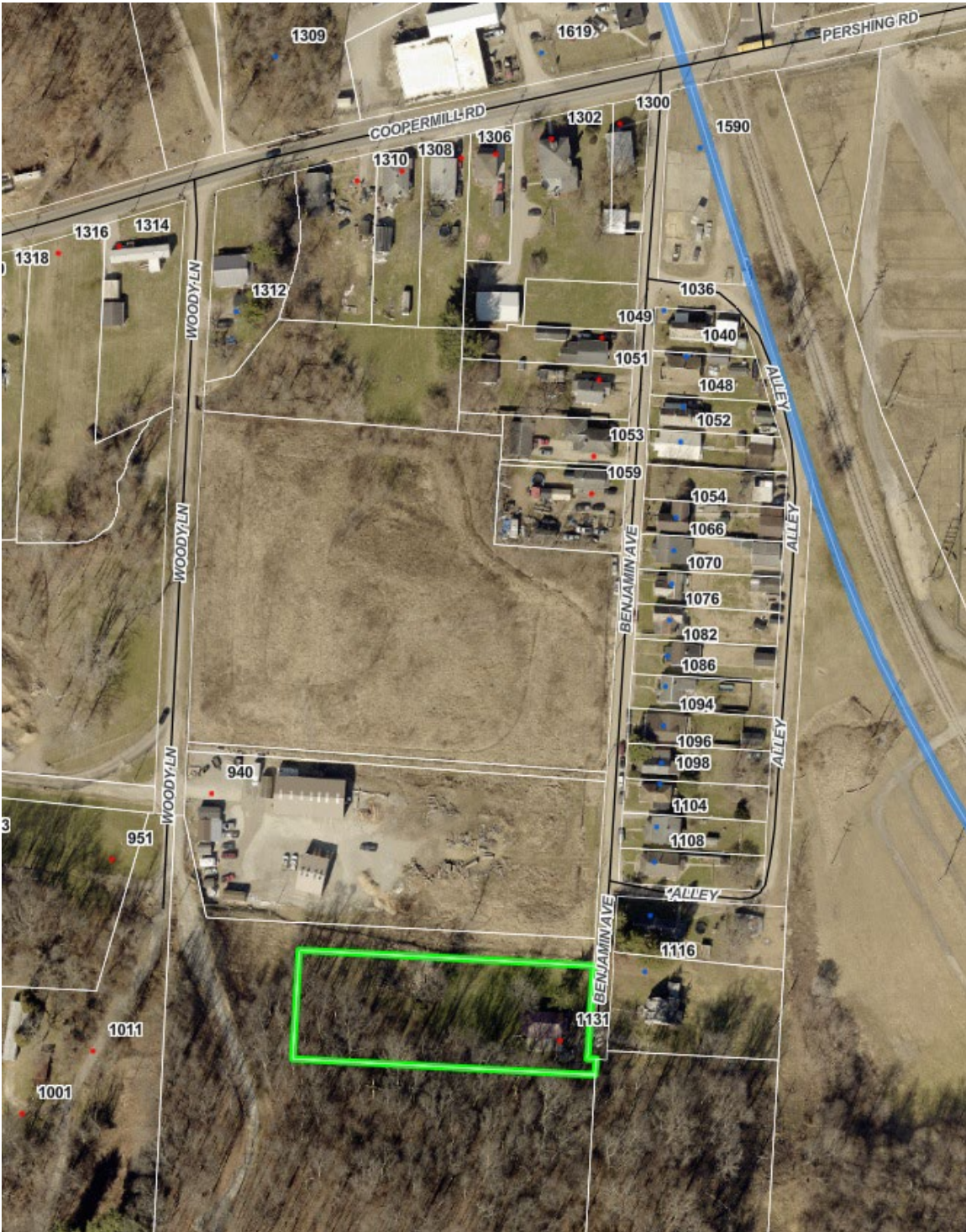
The unit of comparison to be used for this approach will be the sale price. On the following pages are detailed descriptions and a chart of similar improved sales, an explanation of the adjustments and a correlated value conclusion.

### Comparable Sales Map

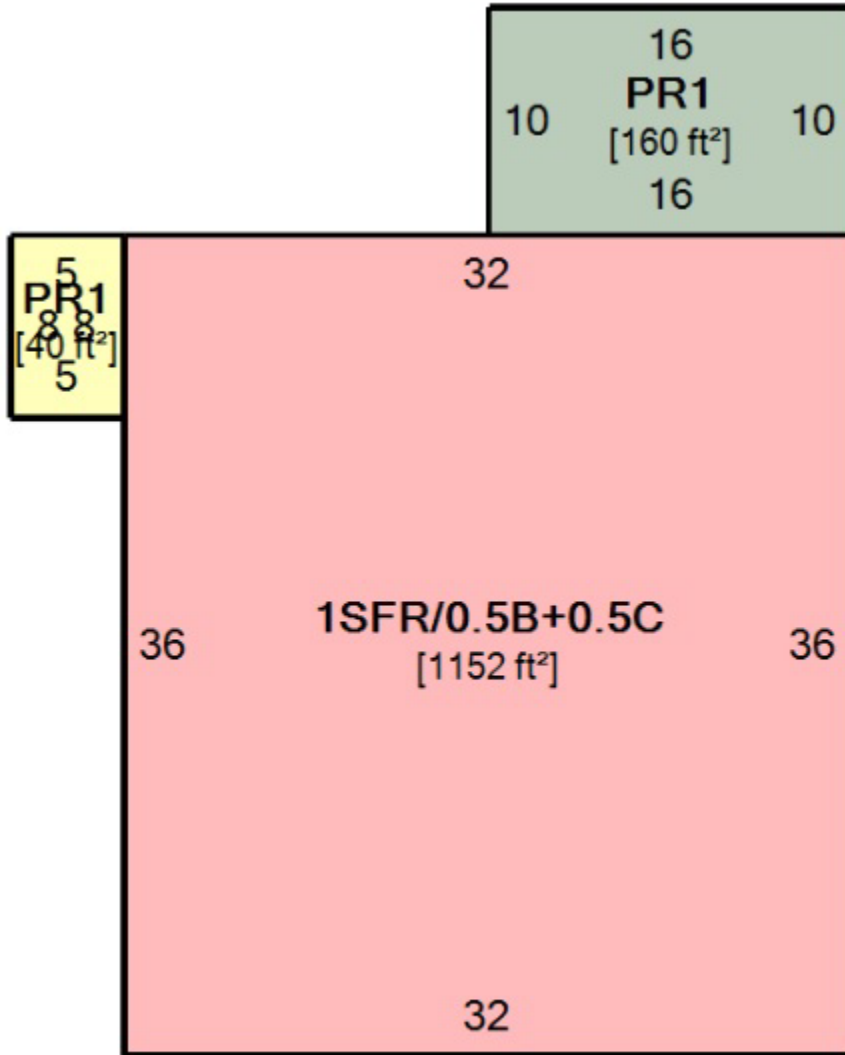




**Improved Sale No. 1**



**Improved Sale No. 1 (Cont.)**





**Improved Sale No. 1 (Cont.)**



**Property Identification**

**Record ID** 8148  
**Property Type** Residential  
**Address** 1131 Benjamin Avenue, Springfield Township, Muskingum  
County, Ohio 43701  
**Tax ID** 62-31-03-22-000  
**School District** Maysville LSD  
**Date Inspected** 7/13/23

**Sale Data**

**Grantor** Michael Waits  
**Grantee** Lindsey M. Cole and Courtney M. Brown, Co-Executors  
**Sale Date** June 01, 2023  
**Deed Book/Page** 3144/852  
**Property Rights** Fee Simple  
**Conditions of Sale** Arm's length  
**Financing** Cash  
**Sale History** No prior sales in last 3 years  
**Instrument/Type** Fiduciary Deed  
**Verification** Christy Buck (Selling Agent); July 12, 2023; Other sources:  
MLS, Public Records, Confirmed by Nathan Garnett  
  
**Sale Price** \$50,000  
**Cash Equivalent** \$50,000

**Land Data**

**Land Size** 1.000 Acres or 43,560 SF  
**Zoning** None  
**Topography** Generally level  
**Utilities** Public water and sewer  
**Shape** Rectangular

**Improved Sale No. 1 (Cont.)**

**Flood Info** Zone X, 39119C0292G, 7/6/2010  
**Highest & Best Use** Residential

**General Physical Data**

**Building Type** Single Family  
**Net SF** 864

**Construction Type** Frame  
**Roof Type** Metal  
**Foundation** Full walkout basement  
**HVAC** FA  
**Stories** 1  
**Year Built** 1916  
**Condition** Average

**Indicators**

**Sale Price/ SF** \$57.87

**Remarks**

The property has two bedrooms, one bathroom, a full unfinished basement, a 1-car attached garage, enclosed porch and a shed. The house has a new roof and windows. No appliances were included in the sale. The buyer purchased the property to use as a rental property.

**MLS# 4457984 1131 Benjamin, Zanesville, OH 43701**

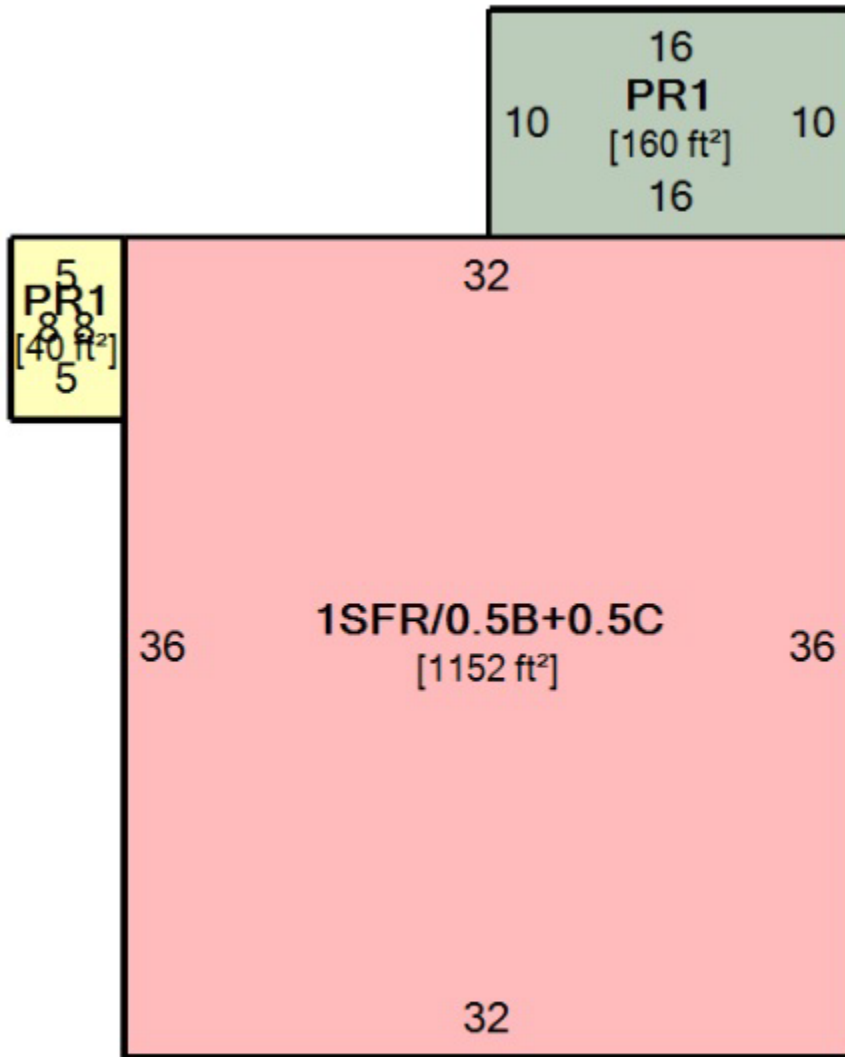




**Improved Sale No. 2**



**Improved Sale No. 2 (Cont.)**





**Improved Sale No. 2 (Cont.)**



**Property Identification**

**Record ID** 8149  
**Property Type** Residential  
**Address** 742 Clark Street, Philo, Muskingum County, Ohio 43771  
**Tax ID** 20-15-15-06-000, 20-15-15-07-000, 20-15-15-09-000, 20-15-15-20-000 & 20-15-15-22-000  
**School District** Franklin LSD  
**Date Inspected** 7/13/23

**Sale Data**

**Grantor** Joe A. & Candy S. Miller  
**Grantee** Karren Herron, Executor  
**Sale Date** May 30, 2023  
**Deed Book/Page** 3144/163  
**Property Rights** Fee Simple  
**Conditions of Sale** Arm's length  
**Financing** Cash  
**Sale History** No prior sales in last 3 years  
**Instrument/Type** Fiduciary Deed  
**Verification** Dan Robison (Listing Agent); July 11, 2023; Other sources: MLS, Public records, Confirmed by Nathan Garnett

**Sale Price** \$42,000  
**Cash Equivalent** \$42,000

**Land Data**

**Land Size** 0.730 Acres or 31,799 SF  
**Zoning** None  
**Topography** Sloping above grade  
**Utilities** Public water  
**Shape** Rectangular

**Improved Sale No. 2 (Cont.)**

**Flood Info** Zone X,39119C0431G,7/6/2010  
**Highest & Best Use** Residential

**General Physical Data**

**Building Type** Single Family  
**Gross SF** 1,152

**Construction Type** Frame  
**Roof Type** Asphalt Composition  
**Foundation** Part Basement  
**HVAC** FA/CA  
**Stories** 1  
**Year Built** 1920  
**Condition** Average

**Indicators**

**Sale Price/Gross SF** \$36.46

**Remarks**

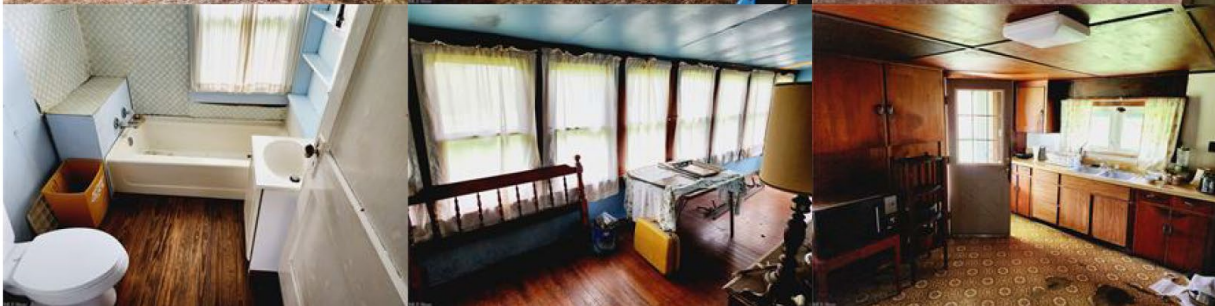
The property has two bedrooms, one bathroom, a partially unfinished basement, a two-car attached, a covered porch and a shed. Per the listing agent the house needed a new roof, windows and flooring.



Project:  
Parcel(s):

MUS-376-5.09  
#10 / Rodgers

MLS# **4456172** [742 Clark St, Philo, OH 43771](#)

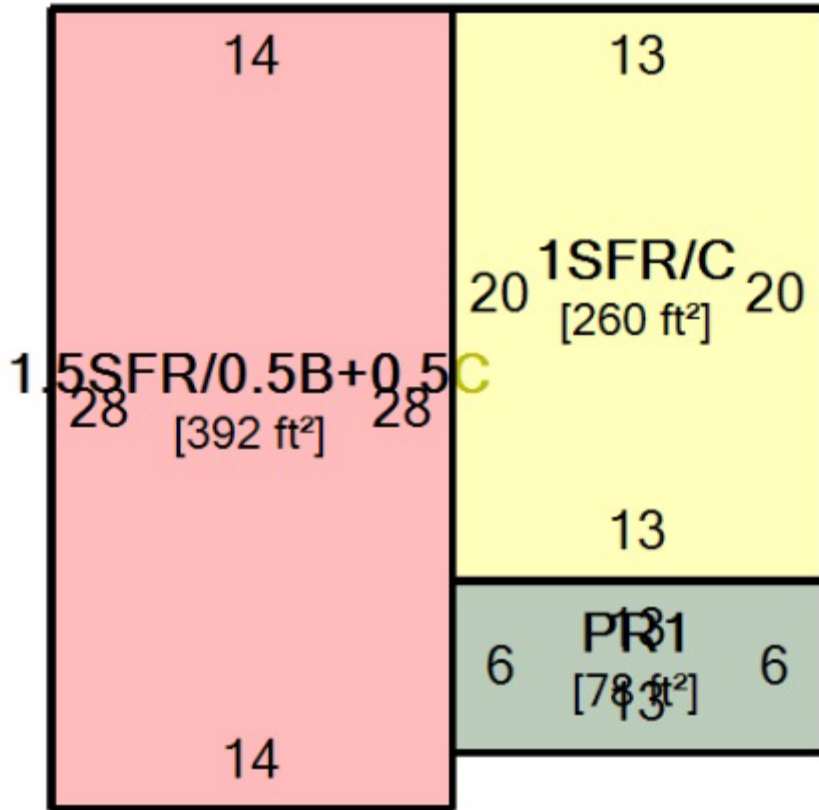




**Improved Sale No. 3**



Improved Sale No. 3 (Cont.)





**Improved Sale No. 3 (Cont.)**



**Property Identification**

**Record ID** 8165  
**Property Type** Residential  
**Address** 283 Main Street, Duncan Falls, Muskingum County, Ohio  
43734  
**Tax ID** 73-90-04-11-000  
**School District** Franklin LSD  
**Date Inspected** 7/13/23

**Sale Data**

**Grantor** Samuel R. Starrett  
**Grantee** Joshua Emmert  
**Sale Date** November 21, 2022  
**Deed Book/Page** 3114/646  
**Property Rights** Fee Simple  
**Conditions of Sale** Arm's Length  
**Financing** Cash  
**Sale History** No prior sales in last 3 years  
**Instrument/Type** General Warranty Deed  
**Verification** Sam Starrett (Grantee); July 13, 2023; Other sources: MLS,  
Public records, Confirmed by Nathan Garnett

**Sale Price** \$37,000  
**Cash Equivalent** \$37,000

**Land Data**

**Zoning** R, Residence District

**Improved Sale No. 3 (Cont.)**

**Topography** Level  
**Utilities** Public water, septic  
**Shape** Rectangular  
**Flood Info** Zone X, 39119C0431G, 7/6/2010  
**Highest & Best Use** Residential

**General Physical Data**

**Building Type** Single Family  
**Gross SF** 966

**Construction Type** Frame  
**Roof Type** Slate  
**Foundation** Partial unfinished basement  
**HVAC** FA  
**Stories** 1.5  
**Year Built** 1901  
**Condition** Below Average

**Indicators**

**Sale Price/Gross SF** \$38.30

**Remarks**

The property has two bedrooms, one bathroom, a partially unfinished basement, a two car detached garage, a covered porch and a shed. Per the Seller, the house needed a new roof, furnace, water heater, electric and plumbing. The septic tank passed the inspection and is in working order.

MLS# **4382250** [283 Main St, Duncan Falls, OH 43734](#)





Project:  
Parcel(s):

MUS-376-5.09  
#10 / Rodgers





IMPROVED SALES COMPARISON APPROACH - BEFORE							
Item	Subject	Sale #1		Sale #2		Sale #3	
Location	8898 Gaysport Hill Road, Blue Rock Township, Muskingum County, OH	1131 Benjamin Ave, Zanesville, Muskingum County, OH		742 Clark St, Philo, Muskingum County, OH		283 Main St, Duncan Falls Muskingum County, Ohio	
Adjusted Sale Price	N/A	\$50,000		\$42,000		\$37,000	
Building Size (SF)	1,296	864		1,152		966	
Price / SF	N/A	\$57.87		\$36.46		\$38.30	
Property Rights Conveyed	Fee Simple	Fee Simple	\$0	Fee Simple	\$0	Fee Simple	\$0
Financing	N/A	Cash	\$0	Cash	\$0	Cash	\$0
Conditions of Sale	N/A	Arm's Length	\$0	Arm's Length	\$0	Arm's Length	\$0
Market Conditions	6/15/2023	6/1/2023	\$0	5/30/2023	\$74	11/21/2022	\$268
Total Adjustment		\$0		\$74		\$268	
Adjusted Price		\$50,000		\$42,074		\$37,268	
Location	Blue Rock Twp	Springfield Twp	\$0	Philo	\$0	Duncan Falls	\$0
School District	Franklin LSD	Maysville LSD	\$0	Franklin LSD	\$0	Franklin LSD	\$0
Building Size (SF)	1,296	864	\$10,800	1,152	\$3,600	966	\$8,250
Bedrooms	4	2	\$0	2	\$0	2	\$0
Bathrooms	1	1	\$0	1	\$0	1	\$0
Basement	Part Crawl / Part Cellar	Full, unfinished walkout	(\$6,000)	Part Basement, unfinished	(\$3,000)	Part Basement, unfinished	(\$3,000)
HVAC	Baseboard, Pellet Stove / Window AC	FA	(\$2,000)	FA/CA	(\$4,000)	FA	(\$2,000)
Construction	1-Story - Frame	1-Story - Frame	\$0	1-Story - Frame	\$0	2-Story - Frame	\$0
Yr. Built / Condition	1901 / Fair	1916 / Average	(\$5,000)	1920 / Average	(\$4,200)	1901 / Fair	\$0
Lot Size (Net)	1.063 Acres	1.00 Acres	\$0	0.73 Acres	\$0	0.271 Acres	\$5,000
Garage	None	1-car attached	(\$2,500)	1-car detached	(\$2,500)	2-Car detached	(\$5,000)
Amenities	Deck, Outbuilding	Enclosed porch, shed	\$0	Porch, shed	\$0	Covered porch, shed	\$0
Utilities	Electric	Water & Sewer	(\$5,000)	Water, Gas	(\$5,000)	Water, Gas	(\$5,000)
Total Adjustment		(\$9,700)		(\$15,100)		(\$1,750)	
Adjusted Price		\$40,300		\$26,974		\$35,518	



**Discussion of Adjustments - Before**

**Property Rights Conveyed:** All sales involved the transfer of the fee simple interest, requiring no adjustments.

**Financing:** All sales were cash transactions. No adjustments required for financing.

**Conditions of Sale:** All sales were arm's length transactions, requiring no adjustments.

**Market Conditions:** The three sales transferred between November-2022 and June-2023. Per the MLS Now market statistics for the Franklin LSD, the median sale price of single-family dwellings in June 2022 was \$207,500 and the median sale price in June 2023 was \$216,500. The data indicates a 4% increase in median sale prices for single-family dwellings. The sales are adjusted upward at a rate of 4.00% per year.

**Location:** All sales are similar to the subject in terms of being rural single-family residential locations. No adjustments are applied, but the overall locations will be considered in the correlation.

**School District:** Sales 2 and 3 are in the Franklin Local School District like the subject. Sale 1 is in a similar school district. No adjustments for school district are applied.

**Building Size:** All sales are smaller than the subject and upward adjustments are applied at approximately \$25/SF.

**Bedrooms:** The subject has four bedrooms. All Sales have two bedrooms. No adjustments are applied for the bedroom counts, as it is considered in the building size adjustment.

**Bathrooms:** The subject has 1 bathroom. All sales have 1 bathroom. No adjustments are applied for the bathroom counts.

**Foundation:** The subject has a part crawl space and part cellar. All sales are considered to have superior basements and downward adjustments are applied for this factor.

**HVAC:** The subject has baseboard heating and a wood pellet stove and window air conditioning. All sales are superior to the subject and downward adjustments required.

**Construction:** All sales are considered similar to the subject. No adjustments are applied.

- Year Built / Condition:** The subject dwelling was reportedly constructed in 1901. All sales are similar in age to the subject. Therefore, no adjustment is required for age. Sales 1 and 2 are considered superior in condition and are adjusted downward. Sale 3 is considered similar in condition.
- Lot Size:** The subject includes 1.063 net acres. Sales 1 and 2 are relatively similar in site size as compared to the subject. Sale 3 is a smaller site and is adjusted upward to reflect the difference.
- Garage:** The subject does not have a garage. All sales have a garage and downward adjustments are applied for this factor.
- Amenities:** The amenities of the subject and the sales were compared to each other and adjustments applied when necessary to recognize the estimated contributory value of the amenities.
- Utilities:** The subject has well water and septic. All sales are considered superior in availability of utilities and are adjusted downward.

### **Conclusion – Before**

The three sales form an adjusted range of value from \$24,874 to \$37,800. Sale 3 required the fewest net adjustments, while Sale 1 represents the upper end of the range and Sale 2 is at the low end of the range. The greatest consideration was given to Sale 3. A value of \$35,000 is estimated for the subject property.

**Opinion of Value via the Sales Comparison Approach – Before** **\$35,000**

### **38. INCOME APPROACH - BEFORE THE TAKING**

According to The Appraisal of Real Estate, Fourteenth Edition, page 439, “*In the income capitalization approach, an appraiser analyzes a property’s capacity to generate future benefits and capitalizes the income into an indication of present value.*” According to The Appraisal of Real Estate, Fourteenth Edition, page 460, “*The two methods of income capitalization are direct capitalization, in which a single year’s income is divided by an income rate or multiplied by an income factor to reach an indication of value, and yield capitalization, in which future benefits are converted into a value indication by discounting them at an appropriate yield rate (DCF analysis) or applying an overall capitalization rate that reflects the investment’s income pattern, value change, and yield rate.*”

Single-family homes like the subject are not typically utilized for investment purposes in the subject market and are predominantly owner-occupied. Therefore, the Income Approach is not considered applicable or developed for the subject.

**39. RECONCILIATION OF VALUE INDICATIONS AND VALUE CONCLUSION - BEFORE THE TAKING**

<b>Sales Comparison Approach – (As Vacant)</b>	<b>\$13,820</b>
<b>Cost Approach (Site Improvements and Land only)</b>	<b>\$23,070</b>
<b>Sales Comparison Approach (As Improved)</b>	<b>\$35,000</b>
<b>Income Approach (As Improved)</b>	<b>N/A</b>

The appraiser used the sales comparison approach to estimate the value of the larger parcel “as if vacant”, the cost approach to estimate the contributory value of the site improvements and the sales comparison approach to estimate the total value of the subject “as improved.”

**As if Vacant:**

The sales comparison approach is frequently considered the most reliable indicator of value, as it directly reflects prices currently being paid for comparable properties within the local market. This approach typically provides a highly supportable estimate of value for relatively homogeneous properties where adjustments are few and relatively simple to compute. In this case, the comparable land sales had a generally average degree of similarity and provide a reasonable range of value. The sales comparison approach is relied upon exclusively to provide an indication of value “as if vacant” and is considered to be well suited for this particular valuation problem.

Thus, the final opinion of value of the fee simple interest of the subject site “as if vacant”, before the proposed take(s), as of June 15, 2023, is:

**THIRTEEN THOUSAND EIGHT HUNDRED TWENTY DOLLARS**  
**(\$13,820)**

**As Improved:**

The cost approach is particularly useful in valuing new or nearly new improvements and properties that are not frequently exchanged in the market. The subject’s dwelling was reportedly constructed in 1901. Thus, the cost approach is not developed for the entire property, but it is used to estimate the contributory value of the site improvements.

The sales comparison approach is frequently considered the most reliable indicator of value, as it directly reflects prices currently being paid for comparable properties within the local market. This approach typically provides a highly supportable estimate of value for relatively homogeneous properties where adjustments are few and relatively simple to compute. In this case, the comparable sales had a generally average degree of similarity and provide a reasonable range of value. The sales comparison approach is relied upon exclusively to provide an indication of value “as improved” and is considered to be well suited for this particular valuation problem.

The subject property is a single-family residence. Single-family homes like the subject are not typically utilized for investment purposes in the subject market and are predominantly owner-occupied. Therefore, the Income Approach is not considered applicable or developed for the subject.

Thus, the final opinion of value of the fee simple interest of the subject site “as improved”, before the proposed take(s), as of June 15, 2023, is:

**THIRTY-FIVE THOUSAND DOLLARS**

**(\$35,000)**

**40. ALLOCATION OF VALUE ESTIMATE**

<b>Land:</b>	\$13,820
<b>Site Improvements/Structures:</b>	<u>\$21,180</u>
<b>Total:</b>	<b>\$35,000</b>

**41. PART 4: ANALYSIS OF THE TAKE**

**42. DESCRIPTION OF THE TAKING**

The Ohio Department of Transportation is in the process of preparing for remediation of rock cut slope to improve slope stability along State Route 376. Parcel 10-WD is a warranty deed acquisition in the name of the Ohio Department of Transportation and will acquire the subject in total.

Please see Sec. 45 for the locations of the take areas.



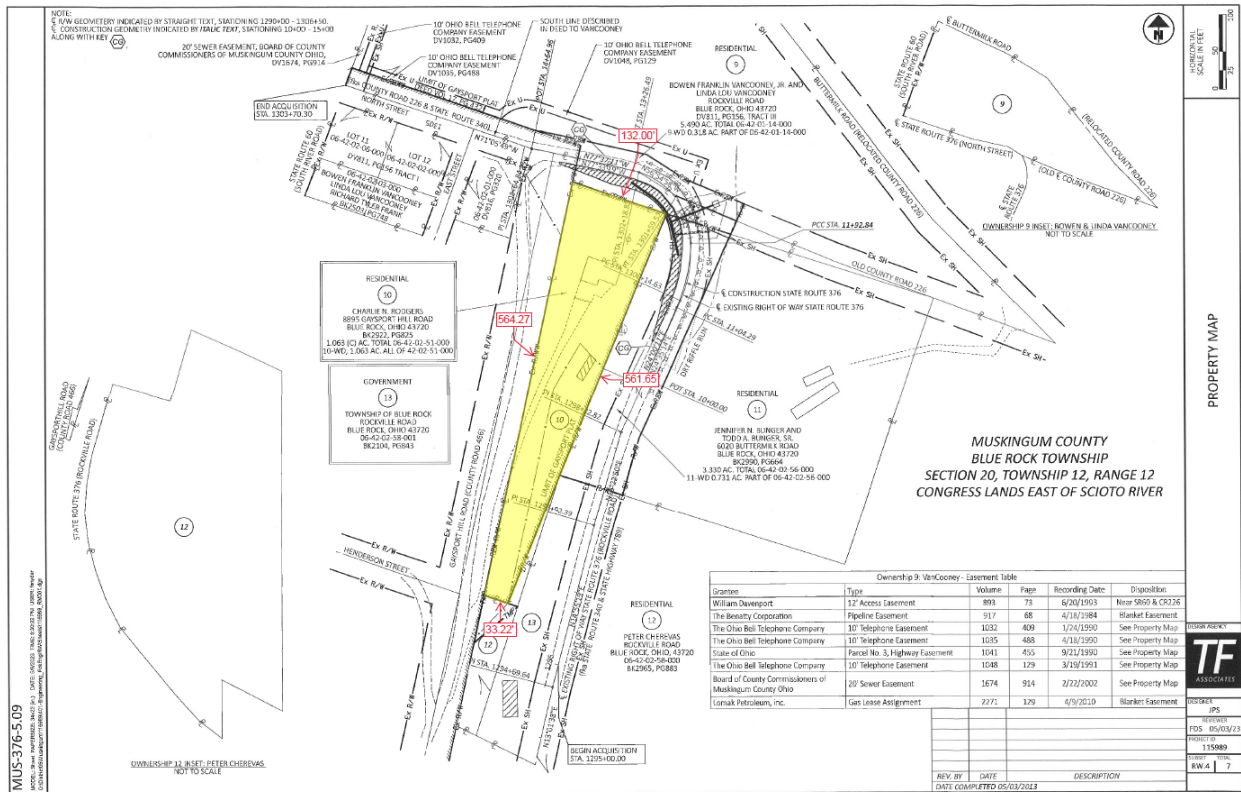
**43. THE PART TAKEN**

**44. EFFECT OF THE TAKING**

**Effect of Taking on Residue Property If Left Uncured:**

The subject property will be acquired in total.

45. SKETCH OF PROPERTY DETAILING THE TAKE AREA



**46. PART 5: FACTUAL DATA AFTER THE TAKE**

Sections 46 through 75 are not applicable since this is a total take.

**76. PART 9: COMPENSATION ESTIMATE FOR TEMPORARY EASEMENTS**

N/A

77. **PART 10: VALUATION SUMMARY AND COMPENSATION ESTIMATE**

**Valuation Summary**

(A)	Value Before the Taking:	\$35,000
(B)	<u>( - ) Value of Residue Uncured:</u>	<u>\$ 0</u>
(C)	Difference:	\$35,000
(D)	<u>( - ) The Part Taken:</u>	<u>\$35,000</u>
(E)	Total Damages, if Uncured:	\$ 0

**Feasibility of the Cost-to-Cure**

(F)	Cost of the Cure:	N/A
(G)	Total Damages, if Uncured:	N/A
(H)	Cure is feasible if F is less than G:	N/A

**Determination if Uncured Damages Remain After Residue is Cured**

(I)	Value of the Residue As Cured:	N/A
(J)	<u>( - ) Value of the Residue Uncured:</u>	<u>N/A</u>
(K)	Value of the Cure:	N/A
(L)	Total Damages, if Uncured:	N/A
(M)	<u>( - ) Value of the Cure:</u>	<u>N/A</u>
(N)	Remaining Damages Not Cured:	N/A

**Determination of Net Cost-to-Cure**

(O)	Cost-to-Cure:	N/A
(P)	<u>( - ) Improvements Cured, but Paid for in D: (rounded)</u>	<u>N/A</u>
(Q)	Net Cost-to-Cure:	N/A

**The Compensation Estimate**

	The Part Taken:	\$ 35,000
	( + ) Damages:	
	Net Cost-to-Cure:	\$ 0
	Damages Uncured:	\$ 0
	Total Damages:	\$ 0
	<u>( + ) Temporary Easements:</u>	<u>\$ 0</u>
	<b>Total Compensation:</b>	<b>\$ 35,000</b>

**78. PART 11: ADDENDA AND EXHIBITS**

**79. TITLE REPORT**

RE 46

Rev. June 2019

**TITLE REPORT**

C/R/S MUS-376-5.09  
 PARCEL 010-WD  
 PID 115989

42 YEAR REPORT     ABBREVIATED REPORT     UPDATE

**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	Marital Status (Spouse's Name)	Interest
Charlie N. Rodgers	Single	Fee Simple
<b>Tenant:</b> Thomas Rodgers	(740) 487-8603	Tenant
<b>Tenant:</b> Hope _____	(740) 487-8594	Tenant
<b>Tenant:</b> Ayden Foley cell	(740) 647-2404	Tenant

Mailing Address: 883 Goddard Ave  
 Zanesville, OH 43701

Phone Number: **740-297-1626 Charlie**  
**740-819-3271**  
 740-868-8423  
 740-891-2887

Property Address: 8895 Gaysport Hill Road  
 Blue Rock, OH 43720

(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)

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and bounded and described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and being part of the southeast quarter of Section 20, Township 12, Range 12, and being all those lands intended to be described in Deed Volume 1133, Page 9; being further bounded and described as follows:

Commencing at an iron pin found at the northeast corner of Lot No. 12 in the Village of Gaysport, as recorded in Deed Volume 17, Page 432 and 433, thence, South 76° 53' 37" east, 165.00 feet to an iron pin set on the south line of State Route 376, and the TRUE POINT OF BEGINNING for the parcel herein intended to be described; thence, continuing South 76° 53' 37" east, 132.00 feet to an iron pin found; thence, south 16° 25' 37" West, 561.00 feet to a point, passing an iron pin found at 375.20 feet; thence, north 76° 53' 37" west, 33.00 feet to an iron pin set on the east line of Gaysport Hill Road; thence, North 06° 20' 03" East, 563.97 feet to the point of beginning, and containing 1.061 acres, more or less.

Current Deed Reference: Volume 2922, Page 825

APN: 06-42-02-51-000



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

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
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**No Recorded Mortgage Found**

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term
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**No Recorded Leases Found**

(3-C) **EASEMENTS**

Name & Address	Type
Grantor: Mose M. Coleman Grantee: The Ohio Power Company Volume 378, Page 374 recorded 05/21/1951	Electric Easement (Sections 16-21)
Grantor: Franklin Rural School District By: H.C. Seyerle, Clerk of Board of School Dist. Grantee: County of Muskingum Volume 266, Page 140 recorded 02/17/1937	Highway Easement – 30 ft Easement
Grantor: Franklin Rural School District Grantee: County of Muskingum Volume 265, Page 39 recorded 11/03/1936	Highway Easement - 30ft Easement

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

The auditor shows that the current and prior owners have been behind on paying their property taxes. After doing research, there is no evidence of any tax liens being put on the property and/or owners. Reached out to Real Estate Manager for more information regarding the property.

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

County: Muskingum Township: Blue Rock School District: Franklin LSD

AUD. PAR. NO(S)	Land - 100%	Building - 100%	Total - 100%	Taxes
06-42-02-51-000	<u>\$3,100.00</u>	<u>\$31,500.00</u>	<u>\$34,600.00</u>	\$904.15 (Unpaid) \$428.04 (Year) <u>\$220.91 (1<sup>st</sup> Half)</u>

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

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

Project: MUS-376-5.09  
Parcel(s): #10 / Rodgers

This Title Report covers the time period from 6/1/1954 to 5/4/2023. 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) 010-WD and presently standing in the name of Charlie N. Rodgers as the same are entered upon the several public records of Muskingum County.

Date & Time 05/05/2023 @ 7:59AM (am/pm)

Signed SIGNED

Print Name Jacob Bailey

---

**UPDATE TITLE BLOCK**

This Title Report covers the time period from 5/4/2023 to 7/24/2023. 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 know by the undersigned pertaining to Parcel(s) 010-WD and presently standing in the name of Charlie N. Rodgers as the same are entered upon the several public records of Muskingum County.

Date & Time 07/24/2023 @ 9:30 am (am/pm)

Signed \_\_\_\_\_

Print Name Allison Durant

Comments from the agent who prepared the Title Update

Updated the tenant names and phone numbers, updated Charlie Rodgers phone number

---

DESCRIPTION  
APPROVED

By: *AGH/haw*

**TRANSFERRED**  
*June 29, 2020*  
DEBRA J. NYE  
AUDITOR, MUSKINGUM COUNTY, OHIO

698000  
69866



Image ID: 000002311503 Type: OFF  
Kind: DEEDS  
Recorded: 06/29/2020 at 02:23:38 PM  
Fee Amt: \$34.00 Page 1 of 2  
Instr# 20200006304  
Muskingum County  
CINDY RODGERS County Recorder  
BK **2922** PG **825**

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. *9.00*  
FEES  
EXEMPT  
DEBRA J. NYE COUNTY AUDITOR *[Signature]*

FORM 666-Warranty Deed  
REV. 8/76

### ***KNOW ALL MEN BY THESE PRESENTS***

That **DOUGLAS E. BAGLEY**, an unmarried man, Grantor,  
of Muskingum County, State of Ohio, for valuable consideration paid, grant(s), with general warranty covenants,  
to **CHARLIE N. RODGERS**,  
whose tax-mailing address is:  
883 Goddard Avenue, Zanesville, Ohio 43701,  
the following real property:

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

Auditor's Parcel No.: **06-42-02-51-000**

Prior Instrument Reference: Volume 1136, Page 153, Official Records of Muskingum County, Ohio.

**EXECUTED** this 23 day of June, 2020.

*[Signature]*  
DOUGLAS E. BAGLEY

State of Ohio  
Muskingum County, } ss.

Before me, a Notary Public in and for said County and State, personally appeared the above named **DOUGLAS E. BAGLEY** who acknowledged that he did sign the foregoing instrument, and that the same is his free act and deed.



BETH MAUTZ  
Notary Public, State of Ohio  
My Commission Expires  
September 19, 2021

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal, at Zanesville, Ohio, this 23rd day of June, A.D. 2020.

*[Signature]*  
Notary Public

(Execution in accordance with Chapter 5301. of the Revised Code)

*This instrument prepared by Zellar & Zellar, Attorneys at Law, Inc.,  
720 Market Street, Zanesville, Ohio 43701*

**NO OPINION IS EXPRESSED AS TO THE ACCURACY OF THE DESCRIPTION OR THE MARKETABILITY OF THE TITLE, DEED ONLY PREPARED.**

DESCRIPTION

APPROVED

By: *[Signature]*



Image ID: 000002311504 Type: OFF  
Kind: DEEDS Page 2 of 2

BK 2922 PG 826

**EXHIBIT A**

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and bounded and described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and being part of the southeast quarter of Section 20, Township 12, Range 12, and being all those lands intended to be described in Deed Volume 1133, Page 9; being further bounded and described as follows:

Commencing at an iron pin found at the northeast corner of Lot No. 12 in the Village of Gaysport, as recorded in Deed Volume 17, Pages 432 and 433, thence, South 76° 53' 37" east, 165.00 feet to an iron pin set on the south line of State Route 376, and the TRUE POINT OF BEGINNING for the parcel herein intended to be described; thence, continuing South 76° 53' 37" east, 132.00 feet to an iron pin found; thence, south 16° 25' 37" West, 561.00 feet to a point, passing an iron pin found at 375.20 feet; thence, north 76° 53' 37" west, 33.00 feet to an iron pin set on the east line of Gaysport Hill Road; thence, North 06° 20' 03" East, 563.97 feet to the point of beginning, and containing 1.061 acres more or less.

Subject to all legal highways and easements of record.

Bearings described herein are based upon those described in Deed Volume 1112, Page 558.

Iron Pins set are 5/8" rebar with yellow identification cap (Findley S-7222).

This description, written on June 20, 1997, is based on an actual survey of the premises by Terry J. Finley, Ohio Registered Surveyor #S-7222.

Property address: 8895 Gaysport Hill Road, Blue Rock, Ohio 43720

Subject to all restrictions, conditions, covenants, easements, rights of way, and reservations of record.

**Auditor's Parcel No.: 06-42-02-51-000**  
**Prior Instrument Reference: Volume 1136, Page 153**

**80. RE 95**

**The RE 95**

REV. JAN 2007

C/R/S MUS-376-5.09  
Parcel 010-WD  
PID 115989

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	8895 Gaysport Hill Road, Blue Rock, OH 43720
Name of Person Occupying the Property	Hope , Thomas Rodgers, and Ayden Foley, Mr. Rodgers (father of fee owner and tenant)
Fee Owner's Name:	Charlie N. RODGERS
Brief Description of Property Type:	1 story ranch on 1.061 acres,

Description of Improvements in Take Area:	Classification (Real or Personal Property)	Ownership (Fee/Tenant)
1. structure, 1 story ranch	Real	Fee
2. Shed, est 8' x 10'	Real	Fee
3. Shed contents	Personal Property	Tenant
4. Structure contents	Personal Property	Tenant
5. Various building materials	Personal Property	Tenant
6.	Personal Property	Choose an item.
7.	Personal Property	Choose an item.
8.	Personal Property	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: Charlie N. Rodgers

Date: \_\_\_\_\_

**Tenant/Occupant:** Signature: \_\_\_\_\_

Name Printed: Thomas Rodgers

Date: \_\_\_\_\_

**Agent for ODOT:** Signature: \_\_\_\_\_

Name Printed: Kimber L. Heim

Date: \_\_\_\_\_

**Comment area (if needed):**

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.

**Tenant/Occupant:** Signature \_\_\_\_\_

Name Printed: Hope

Date: \_\_\_\_\_

**Tenant/Occupant:** Signature: \_\_\_\_\_

Name Printed: Aydin Foley

Date: \_\_\_\_\_

**Tenant/Occupant:** Signature: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Date: \_\_\_\_\_

**Agent for ODOT:** Signature: \_\_\_\_\_

Name Printed: Kimber L. Heim

Date: \_\_\_\_\_

**Comment area (if needed):**

**81. AUDITOR RECORDS**



Parcel: 06-42-02-51-000  
 DEBRA J. NYE

Year: 2022

Muskingum County Auditor | Muskingum County, Ohio



**SUMMARY**

Deeded Name	CHARLIE N RODGERS		Taxpayer	RODGERS CHARLIE N	
Owner	RODGERS CHARLIE N 883 GODDARD AVE ZANESVILLE OH 43701-3808			883 GODDARD AVE ZANESVILLE OH 43701-3808	
Tax District	06-BLUE ROCK FRANKLIN		Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	
School District	FRANKLIN LSD		Subdivision		
Neighborhood	70600-BLUE ROCK TWP		Legal	R 12 TP 12 SEC 20 SE 1.061A	
Location	8895 GAYSPORT HILL RD BLUE ROCK OH 43720		CD Year	2021	Map Number
Acres	1.0610	Sold	06/29/2020	Routing Number	3,000.00
				Sales Amount	

**VALUE**

District	06-BLUE ROCK FRANKLIN
Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES

	Appraised	Assessed
Land	3,100	1,090
Improvement	31,500	11,030
<b>Total</b>	<b>34,600</b>	<b>12,120</b>
CAUV	N	0
Homestead	N	0
OOC	N	0
<b>Taxable</b>	<b>34,600</b>	<b>12,120</b>

**CURRENT CHARGES**

Full Rate	54.900000
Effective Rate	36.774567
Qualifying Rate	36.368347

	Prior	First	Second	Total
Tax	889.88	220.91	200.83	1,311.62
Special	14.27	3.30	3.00	20.57
<b>Total</b>	<b>904.15</b>	<b>224.21</b>	<b>203.83</b>	<b>1,332.19</b>
Paid	0.00	0.00	0.00	0.00
<b>Due</b>	<b>904.15</b>	<b>224.21</b>	<b>203.83</b>	<b>1,332.19</b>

**TRANSFER HISTORY**

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
06/29/2020	Buyer: RODGERS CHARLIE N Seller: BAGLEY DOUGLAS E	869 WARRANTY DEED	\$3,000.00	N	1
07/21/1997	Buyer: BAGLEY DOUGLAS E Seller: KNOX ANNA FAITH	1126 WARRANTY DEED	\$18,000.00	Y	1
04/08/1997	Buyer: KNOX ANNA FAITH Seller: KNOX EDGAR & FAITH	0 EXEMPT DEED	\$0.00	N	1
01/01/1990	Buyer: KNOX EDGAR & FAITH Seller: UNKNOWN	0 NOT ON FILE	\$0.00	N	0

**LAND**

Type	Dimensions	Description	Value
A3-RESIDUAL	0.0610	Acres	300
AH-HOMESITE	1.0000	Acres	2,800
		<b>Total</b>	<b>3,100</b>

**DWELLING**

Card 1	Style	Stories	Rec Room Area	Finished Basement	Rooms	Bed Rooms	Other Fixtures	1 Heating	1 Cooling	1901 Grade	1 Fireplace Openings	1 Fireplace Stacks	0 Living Area	0 Total Area	Value
	1-CONVENTIONAL	1.00	0	0	8	4									30,900

**OTHER IMPROVEMENT**

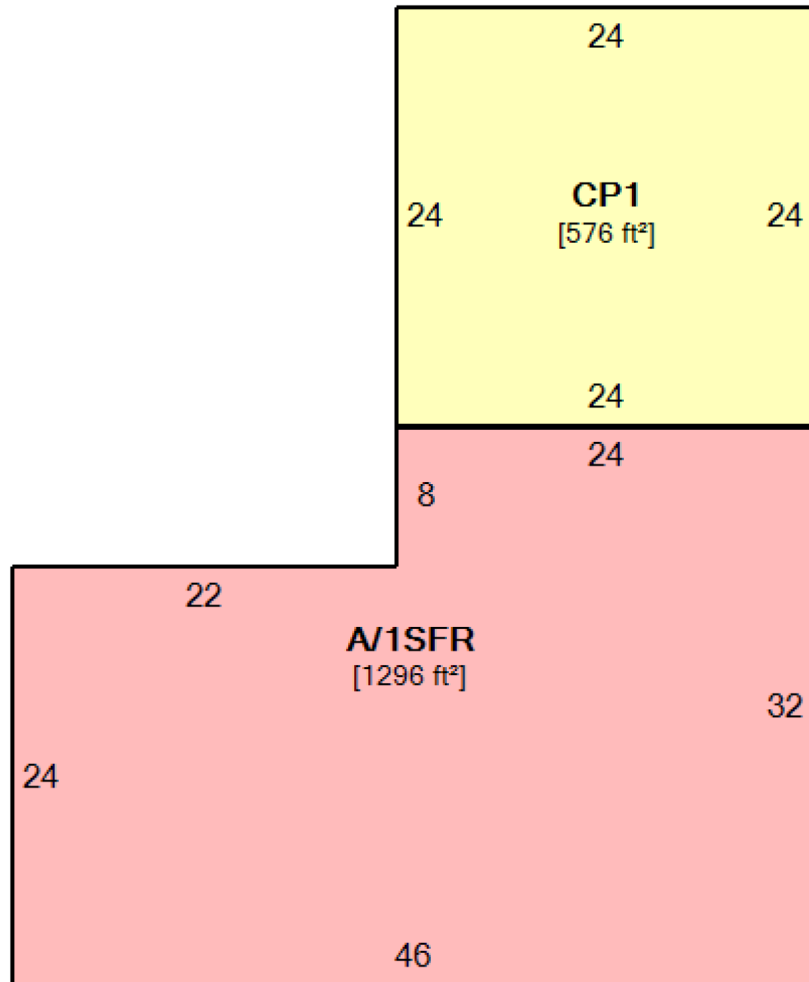
Card 1	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1 060-SHED	1901		AV-AVERAGE	10 X 30	Width x Length (Optional)	300	600
						<b>Total</b>	<b>600</b>

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	A/1SFR (A / 1 STORY FRAME)	1,296	First Floor	1,296	1,296
B	CP1 (CARPORT FRAME)	576	Attic	1,296	622
1	060-SHED	300	Total	2,592	1,918

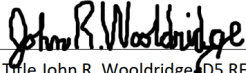
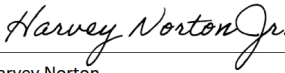
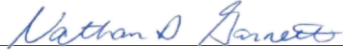
**1**



## 82. APPRAISAL SCOPING CHECKLIST

REV. 11-2019

### APPRAISAL SCOPING CHECKLIST

Owners Name		County	MUS
Charlie N. Rogers		Route	SR 376
		Section	5.09
		Parcel No.	10-WD
		Project ID No.	115989
<b>Appraisal Scope</b>			
Partial or total acquisition			Total
<b>Ownership</b>			
Whole parcel determination is complex			No
RE-95 will be required			Yes
RE 22-1 Apportionment will be required			See Comments
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)			N/A
<b>Regulation</b>			
Significant zoning or legal regulations are impacting acquisition			No
Property is not compliant with legal regulations in the before or after			N/A
<b>R/W and Construction Plans</b>			
Significant improvements are in the acquisition area (or impacted)			See Comments
Significant impact to site improvements (landscaping, vegetation, or screening)			See Comments
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)			See Comments
Significant issues due to elevation change, topography, or flood plain			No
<b>Conclusion</b>			
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			No
Cost-to-Cure should be considered			No
Specialized Report (parking, drainage, circuitry, etc.) should be considered			No
Appraisal Format Conclusion			LS Before Only
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
Total Take of Parcel with a Structure Removed. Offer of Accompaniment is required. Habitability of structure is unknown and needs determined. Parcel purchased by current owner relatively recently. RE-95 Needed. Before only summary report.			
<b>Signatures</b>			
Agency Approval by Signature, Title, and Date Typed Name			05/18/2023
	Name and Title John R. Wooldridge, D5 REA		Date
Review Appraiser Signature and Date			05/19/2023
	Name Harvey Norton		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			6/15/2023
	Name Nathan D. Garnett		Date



## 85. QUALIFICATIONS OF THE APPRAISER

### QUALIFICATIONS OF NATHAN D. GARNETT

#### Education

Course work in Criminology, The Ohio State University (1996 - 2000)  
General Studies, Wright State University (1995 - 1996)

#### Experience

Martin + Wood Appraisal Group, Ltd.	- Appraiser -	2014 - Present
Heritage Land Services	- Appraiser -	2001 - 2014

#### Continuing Education

Right-of Way Plan Reading - ODOT  
Valuation of Simplistic Takes - ODOT  
Title Procedures - ODOT  
Construction Plan Review - ODOT  
Eminent Domain and Condemnation - Appraisal Institute  
Analyzing Distressed Real Estate - Appraisal Institute  
Real Estate Appraisal - Hondros College  
Residential Form Reports - Hondros College  
Residential Sales Comparison and Income Approaches - Hondros College  
Residential Appraiser Site Valuation & Cost Approaches - Hondros College  
Residential Market Analysis, Highest & Best Use - Hondros College  
Fair Housing for Appraisers - Hondros College  
National Uniform Standards of Professional Appraisal Practice - Hondros College  
Housing: Investment Analysis for Appraisers - Hondros College  
FHA and VA Appraisal Basics - Hondros College  
Basic Income Appraisal - Columbus State Comm. College

#### Representative Projects

CLE-Wolfpen Pleasant Hill Road - Clermont County TID  
MOT-Byers Road - Montgomery County TID  
LAW-775-17.26 - Lawrence County Engineer  
LAW-7-7.25 - ODOT  
FAI-33-13.25/17.44 (Lancaster Bypass Phases II & III) - ODOT Southeast Region  
BUT/WAR CR. 19-21.082 - City of Middletown  
HAM-27-12.34 - ODOT  
South 30th Street - City of Newark  
WOO-64-0.50 - ODOT  
Bagley Road Phase II - City of Berea  
Crocker-Stearns Road - Cuyahoga County Engineer  
Panhandle Rail Corridor - Ohio Rail Development Commission  
WOO-Wales Road - ODOT Northwest Region  
Aurora East & Pettibone Road - City of Solon

**Nathan D. Garnett, Resume (continued)**

Eastown Road Widening - Allen County Engineer  
STA-CR66-6.30 - CT Consultants  
MER-219-14.04 - ODOT Northwest Region  
Shuffel Interchange - Stark County Transportation Improvement District  
CLA-CR362-4.54 - Clark County Engineer  
LAW-CR1-9.26 - ODOT Southwest Region  
CLE-Business 28 - ODOT Southwest Region  
MOT-75-0.75 - ODOT Southwest Region

**Partial List of Property Types Appraised**

Single-family Residential  
Multi-family Residential  
Agricultural Properties  
Commercial Facilities  
Industrial Facilities  
Vacant Land

**Professional Affiliations**

General Certified Real Estate Appraiser - State of Ohio - Certification #2007000484  
ODOT Prequalified Consultant – Appraisal, Appraisal Review & VA

**APPRAISER DISCLOSURE STATEMENT**

**In compliance with Ohio Revised Code Section 4763.12 ©**

1. Name of Appraiser Nathan D. Garnett

2. Class of Certification/Licensure: X Certified General  
       Licensed Residential  
       Temporary        General        Licensed

Certification/Licensure Number: 2007000484

3. Scope: This report X is within the scope of my Certification or License.  
       is not within the scope of my Certification or License.

4. Service Provided by: X Disinterested & Unbiased Third Party  
       Interested & Biased Third Party  
       Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting the appraisal

*Nathan D. Garnett*

**This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.**