

**ACQUIRING AGENCY'S  
FAIR MARKET VALUE ESTIMATE**

OWNER'S NAME

Charlie N. Rogers
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COUNTY	Muskingum
ROUTE	00376
SECTION	5.090
PARCEL NO.	10WD
PROJECT I.D. NO.	115989

Value Estimate		
Parcel	Items included in this estimate	Original
Land		
<b>10WD</b>		
<b>10WD</b>	1.0630 Acres of Residential land @ \$13,000.00 per Acre	\$13,820.00
Improvements		
<b>10WD</b>	Outbuilding @ \$35/SF less 80% depr. 300 @ \$35.00 per Square feet @ 80.00 %	\$2,100.00
<b>10WD</b>	Single-family dwelling 1 @ \$11,930.00 per Medium	\$11,930.00
<b>10WD</b>	Water well @ \$4,000 less 50% 1 @ \$4,000.00 per Medium @ 50.00 %	\$2,000.00
<b>10WD</b>	Septic system @ \$6,000 less 50% 1 @ \$6,000.00 per Medium @ 50.00 %	\$3,000.00
<b>10WD</b>	860sf-Concrete @ \$5.00/SF less 50% depr. (Rd.) 860 @ \$5.00 per Square feet @ 50.00 %	\$2,150.00
Damages		
Cost to cure		
Excess land		
Totals		
	<b>TOTAL FAIR MARKET VALUE FOR REQUIRED R/W</b>	<b>\$35,000.00</b>

Reviewer's Reasoning for the Recommendation
<p>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 subject property in total. The subject is a single-family residential dwelling located in Franklin Local School District. 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 taking is of the entire subject property and all improvements owned by the fee. The subject consists of a single family residence, an outbuilding, well, septic, and concrete pad.</p> <p>The appraiser used 3 vacant land sales and 3 improved sales from the subject's market to value the subject. These sales are representative of residential housing in the neighborhood and represents a supported market value for the subject property as a total take, with no residue property, and no damages.</p> <p>Therefore, this reviewer recommends this appraisal as the basis for determining FMVE for the subject property.</p>

The allocation of compensation recommended above is based upon an approved appraisal report

Review Appraiser



Typed Name: Harvey Norton Jr

Title:

Date: 08/16/2023

Agency Establishing FMVE



Typed Name: John R. Wooldridge

Title: Real Estate Administrator

Date: 08/21/2023