

County MUS
Route 376
Section 5.09
Parcel 10-WD
PID # 115989

Owner Charlie N. Rodgers

This appraisal review template is to be used for the review of R/W Appraisal Reports that have been prepared to estimate compensation to owners for the part taken and damages, if any, to the part not taken. R/W Appraisal Reports prepared for the Department must comply with instructions included in the template for the form RE 25-17 as well as ODOT's Real Estate Manual and with the USPAP.

- Recommended** = The report meets the many Federal and State requirements (including USPAP) and is recommended as the basis for the acquiring agency's offer.
- Accepted** = The report meets the many Federal and State requirements (including USPAP) but is not recommended as the basis for the acquiring agency's offer.
- Not Accepted** = The report does not meet the many Federal and State requirements (including USPAP) and will not be used as the basis for the acquiring agency's offer.

1. State the identity of the client: [SR 4-2(a)]

The client is the Ohio Department of Transportation (ODOT), District-5 Real Estate Administrator..

2. State the identity of any intended users of this appraisal review: [SR 4-2(a)]

The intended users of the appraisal review are the Ohio Department of Transportation (ODOT), District-5 Real Estate Administrator., the Ohio Attorney General's Office, and the report is a public record.

3. State the intended use of this appraisal review: [SR 4-2(b)]

The intended use of the reviewer's opinions and conclusions are to assist the Ohio Department of Transportation (ODOT), District-5 Real Estate Administrator. in establishing F.M.V.E. in compliance with the Uniform Act, Ohio law and the appropriate Federal and State regulations, or, to provide a documented reason as to why the appraisal report is not acceptable, or, is not to be used as a basis to establish F.M.V.E.

4. State the purpose of the appraisal review: [SR 4-2(c)]

The purpose of this appraisal review is to:

- (i) determine if the appraisal meets the definition of an appraisal found in 49 CFR 24.2(a)(3) and OAC 5501:2-5-01(B)(3);
- (ii) determine if the appraisal meets the appraisal requirements found in 49 CFR 24.103 and the OAC 5501:2-5-06 (C)(1)(b);
- (iii) determine if the appraisal meets published ODOT procedures regarding the RE 25-17 Summary R/W Appraisal Report format;
- (iv) determine if the appraiser's data, reasoning and support are adequate for the value conclusion(s) reported in the analysis, and;

- (v) if the appraisal report is concluded to be adequate, make a determination if the report is to be recommended as a basis for the establishment of the amount of just compensation which is FMVE.

5. Identify the work under review: [SR 4-2(d)]

(i) Identify the ownership interest of the property that is the subject of the work under review;

Fee Simple

(ii) Identify the date of the work under review;

7/25/2023

(iii) Identify the effective date of the opinions or conclusions in the work under review;

6/15/2023

(iv) Identify the appraiser who completed the work under review.

Nathan D. Garnett

6. State the date of this appraisal review report: [SR 4-2(e)]

Appraisal Review Report Date: 8/11/2023

7. State any extraordinary assumptions of this appraisal review and that their use might have affected the assignment results: [SR 4-2(f)] *(Comment: An extraordinary assumption may be used in a review assignment only if:*

- *it is required to properly develop credible opinions and conclusions;*
- *the reviewer has a reasonable basis for the extraordinary assumption;*
- *use of the extraordinary assumption results in a credible analysis; and*
- *the reviewer complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.)*

None

State any hypothetical conditions of this appraisal review and that their use might have affected the assignment results: [SR 4-2(f)] *(Comment: A hypothetical condition may be used in a review assignment only if:*

- *use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;*
- *use of the hypothetical condition results in a credible analysis; and*
- *the reviewer complies with the disclosure requirements set forth in USPAP for hypothetical conditions.)*

None

[Note: The review appraiser's use of extraordinary assumptions or hypothetical conditions without the client's prior knowledge is contrary to the spirit of USPAP. These items should be discussed with the client during the definition of the problem phase of the appraisal review assignment or as soon as the review appraiser becomes aware of the need to incorporate them in the assignment so they can be incorporated into the scope of work. The review appraiser should never wait until the final report to reveal to the client the use of these items in the assignment. The reviewer is required to obtain prior approval from the agency in order to use an extraordinary assumption or hypothetical condition ODOT Real Estate Manual Sec. 4000.05(D)&(E).

8. State the scope of work used to develop this appraisal review: [SR 4-2(g)]

(i) To identify the extent of the review process, the reviewer has:

- Reviewed the right of way plans
- Reviewed construction plans
- Viewed subject property
- Viewed comparable properties
- Read the appraisal report

(ii) Analyzed the appraisal report for compliance with:

- Uniform Act/ 42USC CH 61/49 CFR Part 24
- O.R.C. 163/OAC 5501:2-5-06
- ODOT Real Estate Manual Sections 4100 to 4500
- USPAP

(iii) Analyzed the appraisal for:

- Appraisal theory and techniques
- Proper before and after analysis
- Mathematical accuracy
- Reasonableness and consistency
- Fair, supportable compensation

Review of the RE 25-17 Summary R/W Appraisal Report

9. Did the appraiser use the Form RE 25-17(Revised 01-2014)? Yes No
10. The appraiser included the Certificate of Appraiser: Form RE 25-6 (Revised 1-2014)? Yes No
11. Is the appraiser an approved ODOT consultant, or an approved agency staff appraiser? Yes No
12. Is there a copy of the Appraisal Scoping Checklist in the appraisal report? Yes No
13. Are the Appraisal Scoping Checklist signed by the appraiser, review appraiser, and agency official? Yes No
14. Has the appraiser adequately complied with the scope of work outlined in the Appraisal Scoping Checklist? Yes No
15. Are there tenant-owned improvements classified as real property? Yes No
- 15a. If yes, did the appraiser allocate a contributory value to the tenant-owned improvements? Yes No N/A
- 15b. If yes, how will salvage value be addressed on the form RE 22-1?

N/A

Review of Part 1 – Introduction

16. Did the appraiser include any extraordinary assumptions or hypothetical conditions? Yes No
- 16a. If yes, were the assumptions or conditions agreed to by the client? Yes No N/A
17. Does the use of any assumptions or conditions effect the credibility of the report? Yes No
18. Is this a "Limited Scope" Appraisal? Yes No N/A
- 18a. If yes, what are the limitations of the scope?
- This is a Total Take, there is no residue property, there is only the part taken which is aquired.
- 18b. If yes, did the appraiser comply with the limitations of the scope? Yes No N/A
19. Did the appraiser adequately comply with Part 1 of the RE 25-17? Yes No

Review of Part 2 – Factual Data Before The Taking

20. Did the appraiser adequately comply with Part 2 of the RE 25-17? Yes No
- 20a. If No, explain below and also conclude whether the appraisal is still credible;
- N/A

Review of Part 3 – Valuation Before The Taking

21. What is the value of the whole property – Before the taking? \$35,000.00
22. Has the appraiser considered all relevant and reliable approaches to value? Yes No
23. Did the appraiser adequately comply with Part 3 of the RE 25-17? Yes No
- 23a. If no, explain below and also conclude whether the appraisal is still credible.
- N/A

Review of Part 4 – Analysis of The Take

24. What is the allocated value of those items in the take area, if any?

Land	\$13,820
Site Improvements	\$7,150
Structures:	\$14,030
Total=Part Taken:	\$35,000

25. Did the appraiser adequately comply with Part 4 of the RE 25-17? Yes No

25a. If no, explain below and also conclude whether the appraisal is still credible

N/A

Review of Part 5 – Factual Data After The Taking

N/A due to limited scope of work

26. Has the appraiser adequately described the residue in its uncured condition? Yes No

26a. What is the effect of the taking on the uncured residue property?
[Reviewer must discuss changes in H&B Use or changes in intensity of H&B Use]

27. Did the appraiser consider a cure? Yes No

27a. If yes, has the appraiser adequately described the residue in its cured condition? Yes No

27b. What is the effect of the taking on the cured residue?
[Reviewer must discuss changes in H&B Use or changes in intensity of H&B Use]

28. Did the appraiser adequately comply with Part 5 of the RE 25-17? Yes No

28a. If no, explain below and also conclude whether the appraisal is still credible

Review of Part 6 - Valuation of the Residue Uncured

N/A due to limited scope of work

29. Did the appraiser value the residue uncured? Yes No

30. Has the appraiser considered all relevant and reliable approaches to value? Yes No

31. What are total damages uncured;

Value Before the Taking	\$	
Value of the Residue	(-) \$	
Difference		\$0
Part Taken	(-) \$	
Total Damages if Uncured		\$0

32. Did the appraiser adequately comply with Part 6 of the RE 25-17? Yes No

32a. If no, explain below and also conclude whether the appraisal is still credible.

Review of Part 7 - Feasibility of the Cost-To-Cure

Yes No

33. Was a Cure considered?

33a. If Yes, briefly describe the cure.

33b. If Yes, Is the cure feasible?

Yes No

34. Did the appraiser adequately comply with Part 7 of the RE 25-17?

Yes No

34a. If No, explain below and also conclude whether the appraisal is still credible;

Review of Part 8 - Valuation of the Residue As Cured

N/A due to limited scope of work

35. Did the appraiser value the residue cured?

Yes No

36. Has the appraiser considered all relevant and reliable approaches to value?

Yes No

37. Are there damages remaining after the cure has been considered?

Value of the Residue as Cured	\$	_____
Value of the Residue Uncured	(-)\$	_____
Value of the Cure		\$0
Total Damages, if Uncured	\$	_____
Value of the Cure	(-)\$	_____
Remaining Damages Uncured		\$0

37a. Reviewer's explanation of remaining uncured damages

38. How has the Net Cost-to-Cure been addressed?

	\$	_____
Cost to Cure	(-)\$	_____
Items cured but paid for in the take		\$0
Net Cost -to-Cure		\$0

38a. Reviewer's explanation of Net Cost-to-Cure:

39. Did the appraiser adequately comply with Part 8 of the RE 25-17? Yes No

39a. If no, explain below and also conclude whether the appraisal is still credible.

Review of Part 9- Compensation Estimate for Temporary Easements

N/A

40. Did the appraiser adequately and reasonably consider any temporary easements? Yes No

41. Was the compensation for the temporary based upon the residue property? Yes No

Review of Part 10 - Valuation Summary and Compensation Estimate

42. Allocate the appraiser's estimate of compensation:

The Compensation Estimate

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

43. Did the appraiser adequately comply with Part 10 of the RE 25-17? Yes No

43a. If no, explain below and also conclude whether the appraisal is still credible.

N/A

44. State the reviewer's opinions and conclusions about the work under review, including the reasons for any disagreement. [SR4-2(H)]

The reviewer's final comments should adequately set forth conclusions about the following:

- *Does the appraisal comply with the USPAP?*
- *Does the appraisal comply with the real estate appraisal procedures of the Ohio Department of Transportation?*
- *In the reviewer's opinion, is the estimate of compensation estimated by the appraiser fair and reasonable, adequately supported in compliance with procedure and does it adequately consider compensation for the part taken and damages, if any, to the part not taken in accordance with Ohio laws for compensation?*
- *Does the reviewer recommend the appraisal report as the basis for the Agency's offer of FMVE to the property owner?*

This reviewer has been on the subject property and has viewed the neighborhood of the subject market, and the reviewer has visited the comparable sales of vacant land and the subject as improved with a residential single family use. Both the vacant land sales and the improved residential sales appear to be comparable with the subject as improved and vacant. The subject, as improved, appeared to have value above the vacant land and site improvements, albeit, the subject is in need of repair.

There is no residue property, and no damages, only the part taken.

Therefore, this reviewer recommends the appraisal report for the subject property as the basis for determining FMVE for the ODOT parcel.

Reviewer's Certification

I disclose that:

- I am an employee of the Ohio Department of Transportation approved to perform appraisal review services.
- I am a consultant approved by the ODOT Office of Consultant Services to perform appraisal review 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 review assistance to the person signing this certification. If this box is not checked then the appraiser must explain below:
(When any portion of the work involves significant real property appraisal assistance, the appraiser must describe the extent of that assistance. The signing appraiser must also state the name(s) of those providing the significant real property appraisal assistance in the certification, in accordance with Standards Rule 2-3.)

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

- ❖ The statements of fact contained in this report are true and correct.
- ❖ I have physically viewed the subject property and the take area of the subject property of the work under review.
- ❖ I have personally viewed the comparable sales in the field used in the valuation.
- ❖ The Appraisal Report reviewed complies with Sections 4000 through 4500 of the Real Estate Manual promulgated by the Office of Real Estate, Ohio Department of Transportation.
- ❖ That I understand that such appraisal review report may be used in connection with the acquisition of right of way for a transportation project to be constructed by the State of Ohio with the assistance of Federal-Aid Highway Funds or other Federal Funds.
- ❖ That such appraisal review report 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.
- ❖ 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 the work under review and no personal interest with respect to the parties involved.
- ❖ I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- ❖ My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ❖ My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- ❖ My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
- ❖ My analyses, opinions, and conclusions were developed, and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

- ❖ That I have not revealed the findings and results of such appraisal review report 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.
- ❖ My class of certification is: Certified General Real Estate Appraiser
This appraisal review report:
 - is within the scope of my certification or licensure
 - is not within the scope of my certification or licensure
- ❖ My certification/license number is: 2007005993

Appraisal Reviewer Signature Harvey Norton Jr.
Typed Name Harvey Norton Jr.