

RE-22  
REV. 03-2015

ACQUIRING AGENCY'S  
FAIR MARKET VALUE ESTIMATE

OWNER'S NAME

**Charlie N. Rodgers**

COUNTY MUS  
ROUTE 376  
SECTION 5.09  
PARCEL NO. 10-WD  
PROJECT I.D. NO. 115989

	PAR NO.	ITEMS INCLUDED IN THIS ESTIMATE	ORIGINAL	REVISION	REVISION
L A N D	10WD	1.063ac of Res Use land @\$13,000/ac, or, (rd.)	\$13,820		
F E N C E					
T R E E S		NO.      KIND      AV.SIZE			
O T H E R	10WD	860sf of Concrete @ \$5.00/SF less 50% depr.	\$2,150		
	10WD	1 Septic system @ \$6,000 less 50% depr.	\$3,000		
	10WD	Water well @ \$4,000 less 50% depr.	\$2,000		
	10WD	1-300sf Outbuilding @ \$35/SF less 80% depr.	\$2,100		
B L D G	10WD	Single-family dwelling, 1,296sf, depr., or	\$11,930		
D A M A G E					
E L		TOTAL FAIR MARKET VALUE FOR REQUIRED R/W	\$35,000		
		OFFER FOR REQUIRED R/W AND EXCESS LAND			
		ADDED COST TO ACQUIRE EXCESS LAND			
		VALUE      AREA			

The allocation of compensation recommended above is based upon an approved appraisal report			
Trainee's Recommendation		Recommended	
Date		<i>Harvey Norton Jr.</i>	Date 8/11/2023
Review Appraiser	Typed Name	Review Appraiser	Typed Name
			Harvey Norton Jr.
Recommended		Recommended	
Date		Date	
2 <sup>nd</sup> Review Appraiser		Appraisal Unit Manager	
Agency Signature Establishing FMVE		Administrative Settlement / Case Settlement	
Date		Date	
Typed Name & Title		Typed Name & Title	
Agency Name		Agency Name	

APPRAISAL AND REVIEW RECORD								
FEE/STAFF	APPRAISER	VALUE OF TAKING	DATE APPR SIGNED	TOTAL TAKE	PARTIAL TAKE	TYPE REPORT	TYPE OF SPECIALISTS REPORT	
FEE	Nathan L. Garnett	\$35,000	7/25/2023	XXX		RE25-17		
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REVIEW APPRAISER	ORIGINAL		REVISION		REVISION		REVISION	
	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE
Harvey Norton Jr.	\$35,000	8/11/2023		.		.		.
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**Reviewer’s Reasoning for the Recommendation:**

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.

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.

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

HNJr.  
8/11/2023