

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY BILL

PID 115989
PARCEL 10
C/R/S Muskingum 00376 5.090
BILL NO. 5-5172
PREPARED DATE 5/1/2024

PAYEE

Charlie Rodgers
1207 Putnam
Zanesville Ohio 43701

Bill Description		
Vendor No.	Address Code	Receipt Date
0000323804	001	5/1/2024
For warranty deed to be delivered as per contract of sale and purchase		

Bill Costs				
Par	Suf	Acreage	Units	Cost
10	WD	1.0630	Acres	\$35,000.00

Warrant Info					
Voucher	Warrant	Date Of Warrant	Date Mailed	Mailed To	Amount
				Wooldridge	\$35,000.00

Bill Summary																								
Fd	Yr	SAC	SRC DIV.	RC PRG	Act		Object	Ref No.	Tra	Amount	Elig	State Job No	Federal No.	Encumb No	Doc Type	En Ln	H	I	J	K	L	M	N	
7002	24	4PS7	0005	NOCC	0072	574	001 AA	5-5172	51	\$35,000.00	S	458880		623304	ENCE	2								

The undersigned hereby certify that all supporting documents, including journal entries, deeds, easements, agreements, bills of sale, maps, plans descriptions resolutions, court entries, appraisals, memoranda, etc. necessary to substantiate the attached voucher are on file with the Department of Transportation and the amount shown does not contain allowance for any item contrary to Ohio law.

Distribution
State Auditor - Orig
Transp. Auditor - cc
District Real Estate Admin
ditto
Dist. Engineer
DOT-3289

APPROVED

POOS Posted: _____

By _____ Date _____

BILLING/APPROPRIATION TRACKING PROCESS

PID	115989
C-R-S	MUS-376-5.09
Parcel # (Owner Name)	PCL 010, WD; Charlie Rodgers
Date Review Completed	Tuesday, April 23, 2024
Preparer	Megan Matrka
Reviewer	Samantha Weeks

		INITIALS	DATES
NEG to RSM	Package Submitted		
RSM to REV	Review Assigned		
REV to RSM	Review Completed	SW	4/23/24
RSM to FAE	To Prepare RE-24	<i>JP</i>	<i>rev'd 5/1/24 3/1/24</i>
FAE to RSM	For Review of RE-24		
RSM to REA	For Signature(s)		
REA to FAE	To Order Warrant		
FAE to RSM	Return PKG with Warrant		
RSM to NEG	For Closing ... or ...		
RSM to AGO	For Appropriation _____ Package Warrant		

SPECIAL INSTRUCTIONS OR COMMENTS: FMVE is \$13,820.00 Land + \$2,100.00 outbuilding + \$11,930.00 Single-Family Dwelling + \$2,000.00 water well + \$3,000.00 Septic system + \$2,150.00 860sf concrete = \$35,000.00

Encumbrance # & (%)	623304; 100% State
Amount (\$) & Object Code	\$35,000.00; AA,
Mail Warrant to:	N/A - District Personnel

PEER REVIEW FOR BILLING / APPROPRIATION

PID	115989
C-R-S	MUS-376-5.09
Parcel # (Owner Name)	PCL 010, WD; Charlie Rodgers
Date Review Completed	Tuesday, April 23, 2024
Preparer	Megan Matrka
Reviewer	Samantha Weeks

Type of Take	Warranty Deed	Easement	Temporary	TOTALS
Net Take	1.063	0.000	0.000	1.063
PRO	0.000	0.000	0.000	0.000
Total Compensation	\$35,000.00	\$0.00	\$0.00	\$35,000.00

	YES	NO
Is There Salvage?		X
Is There a Structure?	X	
Is There a Holdback?		X
More Than One (1) Warrant Needed?		X

SPECIAL INSTRUCTIONS OR COMMENTS: FMVE is \$13,820.00 Land + \$2,100.00 outbuilding + \$11,930.00 Single-Family Dwelling + \$2,000.00 water well + \$3,000.00 Septic system + \$2,150.00 860sf concrete = \$35,000.00

	YES	NO
Bill Tracking & All Review Forms	X	
W-9 and VIF w/Title Report	X	
IOC to AGO		X
Partial Mortgage Release IOC		X
Memo to File		X
Administrative Settlement / Action Req		X
RE-22, Appraisal, VF, or VA	X	
RE-46 Title Report	X	
Contract (RE-220L or RE-220B)	X	
Instruments (Deeds & Easements)	X	
RE-100 & RE-240 Part Mort Release		X
RE-60 Negotiation Summary Report	X	
RE-60-1 Negotiator Notes	X	
Emails & Other Correspondences		X
Relocation Counselor Notes		X
RE-61 Appropriation Summary		X

	YES	NO
Notice of Intent to Appropriate Letter		X
NIAGFO Offer Letter	X	
Introductory Letter	X	
Donation Letter		X
RE-56 Consent, Grant & Disclaimer		X
RE-66 Removal of Improvements		X
RE-68 Salvage Value Estimate		X
RE-69-AC(Owner)/-CC(Tenant) Bill of Sale		X
RE-76 Agreement not in accordance		X
RE-95 Property Inventory Classify		X
RE-222 Right of Entry		X
RE-230 Corporate Resolution		X
Miscellaneous Documentation		X
Preliminary Closing Documents if needed		X
Plan Letter Attachment	X	
Colored R/W Plan & Cross Section	X	

COMMENTS: *Missing the W9 and SIF form from RealOS. RE 60-1 says they were received with the signed contract. * Page 4 of the RE 220B needs to be re uploaded. It is cut off. * Warranty Deed still needs to be completed by all parties

SW

STATUS OF MORTGAGE RELEASE(S) "IOC"

PID	115989
C-R-S	MUS-376-5.09
Parcel # (Owner Name)	PCL 010, WD; Charlie Rodgers
Date Review Completed	Tuesday, April 23, 2024
Preparer	Megan Matrka
Reviewer	Samantha Weeks

MEMO to file regarding need for mortgage release(s)

A mortgage release is not required when FMVE has been established at an amount that is \$25,000 or less.	
Negotiator is obtaining the Partial Release. Negotiator will notify RSM via email if the original executed Partial Release is not "in hand" at least 60 days prior to clear date.	
The take is a "T" with no serious impact on the residue. No Partial Release is required. See Section 5203.09(II)(B) of the Real Estate Manual.	
This parcel is a "Total Take". All mortgages will be paid off and closed.	
There is no Mortgage.	XX
Other:	

Samantha Weeks

RS Samantha Weeks

4/23/2024

Date

RSM Kimber L. Heim

Date

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

OWNER'S NAME

Charlie N. Rogers

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

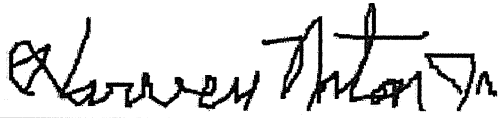
Value Estimate		
Parcel	Items included in this estimate	Original
Land		
10WD		
10WD	1.0630 Acres of Residential land @ \$13,000.00 per Acre	\$13,820.00
Improvements		
10WD	Outbuilding @ \$35/SF less 80% depr. 300 @ \$35.00 per Square feet @ 80.00 %	\$2,100.00
10WD	Single-family dwelling 1 @ \$11,930.00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

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.

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

Review Appraiser

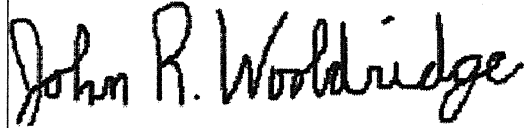


Typed Name: Harvey Norton Jr

Title:

Date: 08/16/2023

Agency Establishing FMVE



Typed Name: John R. Wooldridge

Title: Real Estate Administrator

Date: 08/21/2023

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
<hr/>	
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	(-) \$ _____
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 at the lower end of the adjusted range of value.

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.



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	<u>MUS</u>
ROUTE	<u>376</u>
SECTION	<u>5.09</u>
PARCEL #	<u>10</u>
PID #	<u>115989</u>
FEDERAL PROJECT #	<u>N/A</u>

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 Nathan D Garnett Signature

Nathan D. Garnett Typed Name

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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>
Part Acquired:		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



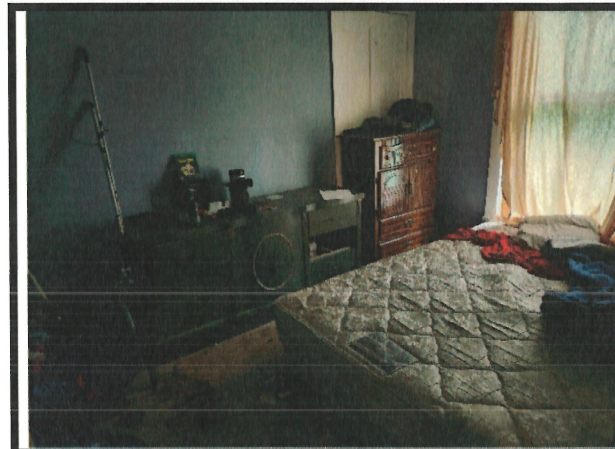
Rear view of dwelling



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