

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**

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

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

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

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.

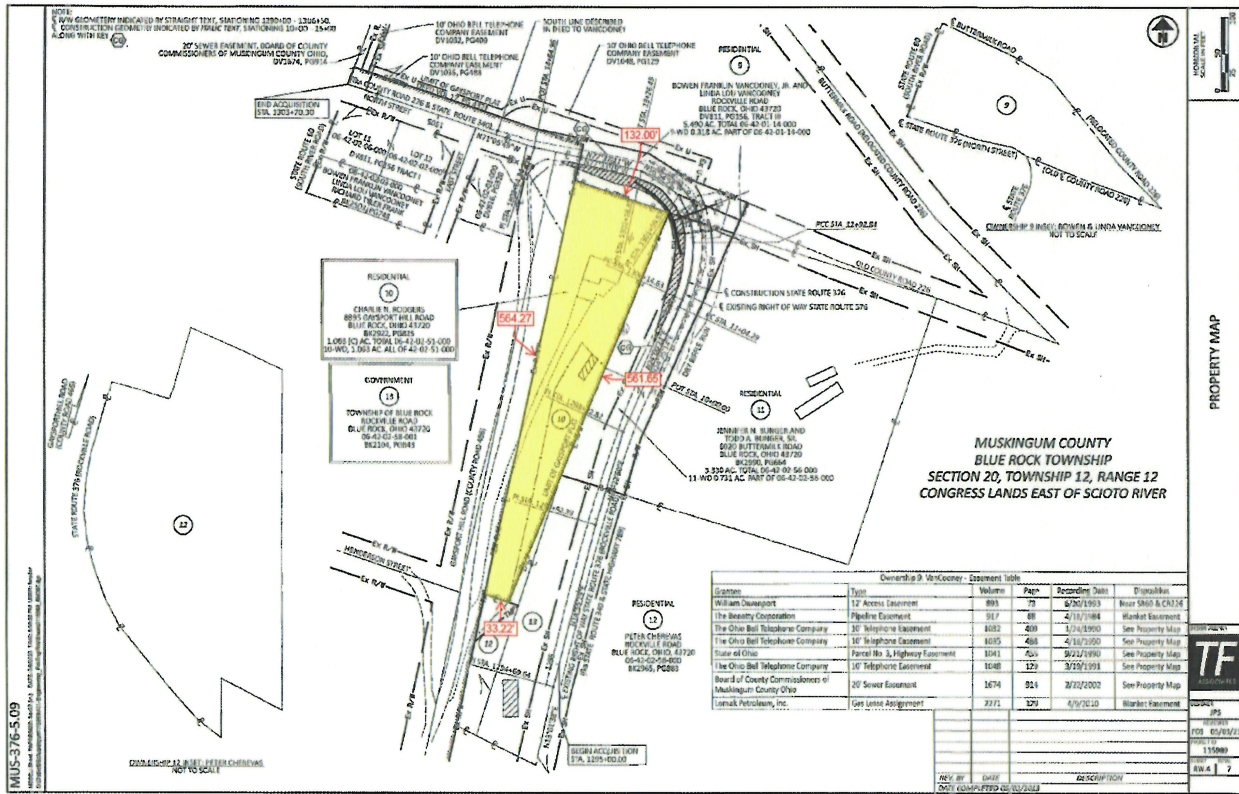
43. THE PART TAKEN

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>	N/A
(K)	Value of the Cure:	N/A
(L)	Total Damages, if Uncured:	N/A
(M)	<u>(-) Value of the Cure:</u>	N/A
(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>	N/A
(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
	(+) Temporary Easements:	<u>\$ 0</u>
	Total Compensation:	\$ 35,000

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
Tenant: Thomas Rodgers (740) 487-8603		Tenant
Tenant: Hope _____ (740) 487-8594		Tenant
Tenant: 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

No Recorded Mortgage Found

(3-B) **LEASES**

Name & Address Commercial/Residential Term

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 – 30ft 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	\$3,100.00	\$31,500.00	\$34,600.00	\$904.15 (Unpaid)
				\$428.04 (Year)
				\$220.91 (1 st Half)

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

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

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: *D. G. Shaw*

TRANSFERRED
June 29 20 20
DEBRA J. NYE
AUDITOR, MUSKINGUM COUNTY, OHIO

00860

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 *DB*

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.

Douglas E. Bagley
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.

Beth Mautz
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: M. G. H. H. H.



Image ID: 00002311504 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		Routing Number	
Acres	1.0610	Sold	06/29/2020	Sales Amount	3,000.00

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
Total	34,600	12,120
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	34,600	12,120

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
Total	904.15	224.21	203.83	1,332.19
Paid	0.00	0.00	0.00	0.00
Due	904.15	224.21	203.83	1,332.19

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
		Total	3,100

DWELLING

Card 1	Style	Stories	Rec Room Area	Finished Basement	Rooms	Bed Rooms	Other Fixtures	Value
1-CONVENTIONAL	Family Rooms	1.00	0	0	8	4		
	Dining Rooms				Full Baths	Half Baths		
	Year Built				1	0		
	Year Remodeled				Fireplace Stacks	Living Area		1,918
	Grade				0	Total Area		2,592
	Fireplace Openings				0	Value		30,900

OTHER IMPROVEMENT

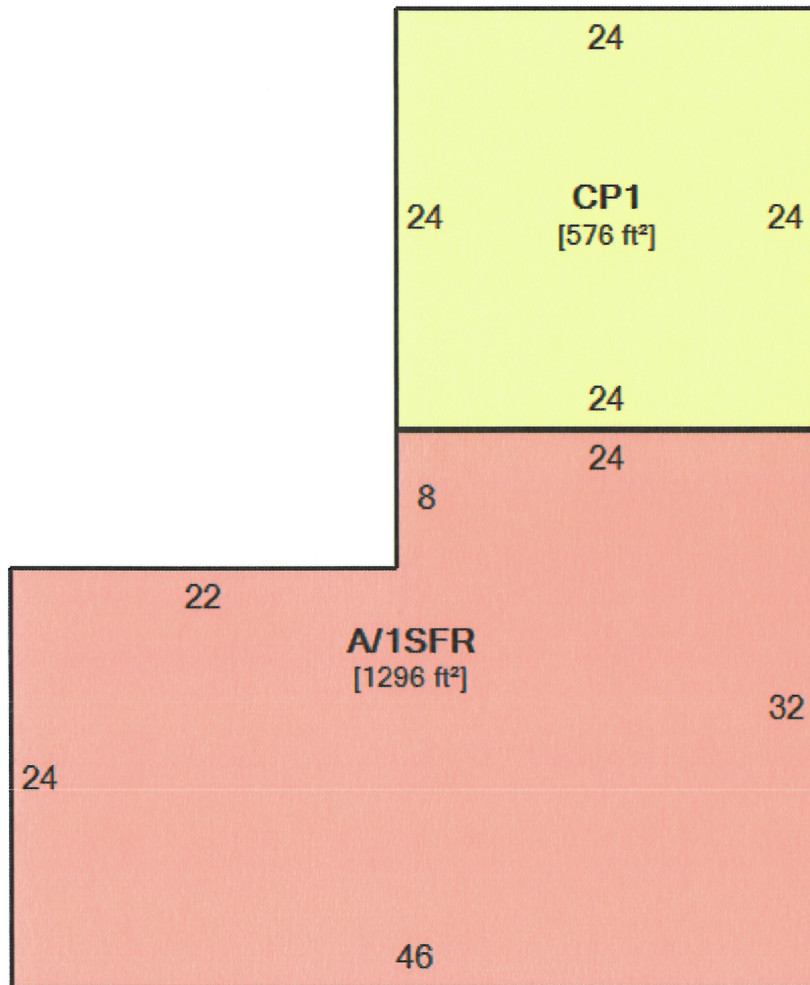
Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	060-SHED	1901		AV-AVERAGE	10 X 30	Width x Length (Optional)	300	600
						Total		600

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
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
Appraisal Scope		
Partial or total acquisition		Total
Ownership		
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
Regulation		
Significant zoning or legal regulations are impacting acquisition		No
Property is not compliant with legal regulations in the before or after		N/A
R/W and Construction Plans		
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
Conclusion		
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.		
Signatures		
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: Certified General
 Licensed Residential
 Temporary General Licensed
Certification/Licensure Number: 2007000484

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

4. Service Provided by: 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.



Office of Budget
and Management
Kimberly Blumens, Director

Payee Information Form - DOT01 - Right of Way

All sections must be completed (unless labeled as optional). If a field is not applicable, please enter N/A. Incomplete forms will be returned. All information must be legible.

*IRS Form W-9 Required

Section 1 - Name and Tax Identification Number

Legal Business or Individual Name
(Must match W-9 or W-8ECI Form)

Charlie ~~State~~^{CR} Rodgers

Business Name, Trade Name, Doing Business As:
(If different than above)

Federal Employer ID (EIN) or Social Security Number (SSN):

275020831

Section 2 - Remit to Address

Contact Name

Charlie Rodgers

Address:

1207 Potnam Ave

Address:

City

Zanesville

State:

Ohio

Zip Code:

43701

County:

Moshingom

Phone Number:

(740) 297-1626

Fax Number:

Email:

RodgersChar@hotmail.com

Section 3 - Sign and Date

Name:

Charlie Rodgers

Title:

Signature:

Chris [Signature]

Date:

4/11/24

Handwritten signature is required.

Submit to one of the following:

Email: Payee@Ohio.Gov
Fax: 1-614-485-1052
Mail: OBM Shared Services
Attn: Supplier Operations
P.O. Box 182880
Columbus, OH 43218-2880

Questions? Need Help? Please Contact:

Phone: 1-877-OHIO-551 (1-877-644-6771)
1-614-338-4781
Website: OhioPays.Ohio.Gov
Email: obm.sharedservices@obm.ohio.gov

NOTE: This document contains sensitive information. Sending via non-secure channels, including email and fax, can be a potential security risk. Pursuant to 26 USC 6109, the state is required to collect TIN / EIN / SSN and to use the numbers in its annual report to the IRS on the amount the state has paid each supplier.

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Charlie Rodgers	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 1207 Putnam Ave	Requester's name and address (optional)
6 City, state, and ZIP code Zanesville, Ohio, 43701	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number	
275	- 02 - 0831
or	
Employer identification number	
	- - - - - -

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶ Charlie Rodgers	Date ▶ 4/11/24
------------------	---	-----------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Polt, Tricia

From: OBM Supplier Operations <payee@ohio.gov>
Sent: Thursday, April 25, 2024 9:57 AM
To: Polt, Tricia
Subject: State of Ohio Form CHARLIE RODGERS (0000323804) KM

State of Ohio Form CHARLIE RODGERS (0000323804) KM Dear CHARLIE RODGERS,
The documents you submitted to OBM Shared Services have been processed and your payee record has been updated accordingly. If your request was to add or change banking information for direct deposit, please allow 10-14 days for payments to be received in your new account as we await verification from your financial institution.

Your Payee ID is: 0000323804

Form Type: Regular

Please keep this information where it is readily accessible. Your payee ID is a unique identification number that helps us to better assist you with any inquiries you may have regarding payments, payee information and general customer service requests. For additional information or assistance please contact OBM Shared Services at obm.sharedservices@obm.ohio.gov or 1-877-644-6771.
Sincerely,

OBM Shared Services

Polt, Tricia

From: Megan Matrka <MeganM@WestErieRealty.com>
Sent: Thursday, April 25, 2024 8:01 AM
To: Heim, Kimber
Cc: Polt, Tricia
Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer
Attachments: 010 updated SIF.pdf

Attached is the updated SIF with the crossed out middle name.
Thank you!



Megan Matrka

Project Manager

p: 614.602.2762 m: 614.325.6214

a: 485 Metro Place South, Suite 475, Dublin, Ohio 43017

w: www.WestErieRealty.com e: MeganM@WestErieRealty.com

Toledo | Columbus | Cleveland | Cincinnati | Detroit

From: Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>
Sent: Wednesday, April 17, 2024 2:25 PM
To: Megan Matrka <MeganM@WestErieRealty.com>
Cc: Tricia.Polt@dot.ohio.gov
Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Megan:

Charlie's SIF and W9 do not match and we had one kicked back a couple weeks ago and needed to get new ones. Can you reach out to Charlie and have her change the SIF to match her W9? If she scratches out the Nicole part on the SIF, and initials and signs as she did the W9 we believe it will make it through accounting for number set up.

Thanks,

Kimber L. Heim

Realty Specialist Manager

ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

Ph: 740-323-5422 (direct) Cell: 740-814-0708

FAX: 740-323-5125



OHIO DEPARTMENT OF
TRANSPORTATION

From: Megan Matrka <MeganM@WestErieRealty.com>
Sent: Wednesday, April 17, 2024 12:12 PM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Michael Hamilton <MichaelH@WestErieRealty.com>
Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

John,
Please see attached W9/SIF for entry into the accounting system. I will be submitting the billing package shortly.
Thanks,
Megan



Megan Matrka
Project Manager
p: 614.602.2762 m: 614.325.6214
a: 485 Metro Place South, Suite 475, Dublin, Ohio 43017
w: www.WestErieRealty.com e: MeganM@WestErieRealty.com
Toledo | Columbus | Cleveland | Cincinnati | Detroit

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>
Sent: Monday, April 15, 2024 1:50 PM
To: Megan Matrka <MeganM@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>
Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Kimber.Heim@dot.ohio.gov
Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Hi Megan,

In the last Status meeting, Michael shared the good news that the Rodgers family intends to sign for FMVE, and we are just waiting for docs in the mail.

Please let me know when the signed docs are in and/or the file is uploaded into REAL OS for review and billing. Our geotechnical folks are still anxiously awaiting their opportunity to get on the parcel.

Thank you for your help with this parcel. We appreciate your efforts.

Respectfully,

John R. Wooldridge
Real Estate Administrator
ODOT District 5
9600 Jacksontown Road
Jacksontown, Ohio 43030
D: 1.740.323.5427 C: N/A
John.Wooldridge@dot.ohio.gov



**Department of
Transportation**

From: Megan Matrka <MeganM@WestErieRealty.com>
Sent: Tuesday, March 19, 2024 11:30 AM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: Re: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Hi John,

I've been reaching out to Charlie twice a week. As of last week, the last she responded to me, she did not have the appraisal or information to supply a counteroffer. I reached out again yesterday and will let you know when I get an response and the information for the counteroffer.

Thanks,

Megan

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Sent: Tuesday, March 19, 2024 11:26 AM

To: Megan Matrka <MeganM@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>

Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Hello Megan,

Can you follow-up with the Rodgers family and provide a status?

Kimber had met with Thomas (relocation) and was informed that his sister (Charlie/owner) and parents are ready to address the acquisition and have a counteroffer. He advised that the parents are the primary point of contact for this as Charlie is an intermediary. You may need to get Charlie's approval, but the parents appear to be involved. We are also open to the idea of an assignment of warrant for closing if that is a sticking point.

Please let us know what you need from ODOT to wrap this parcel up. The tenant has moved and just needs to finish some PP move items. The Project Manager would like to get on site and do drillings as soon as we can get possession.

FYI, I will be out next week (22nd until 2nd), but Kimber will be available. Thank you for your assistance on this parcel.

Respectfully,

John R. Wooldridge
Real Estate Administrator
ODOT District 5

9600 Jacksontown Road
Jacksontown, Ohio 43030
D: 1.740.323.5427 C: N/A

John.Wooldridge@dot.ohio.gov



**Department of
Transportation**

From: Megan Matrka <MeganM@WestErieRealty.com>

Sent: Wednesday, March 6, 2024 8:37 AM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: Re: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Morning John,

Kendall and I have been discussing this with Charlie over the last few months. While she is the owner of record, she will not make any movements or progress without her dad and brother. Her dad is 'in process' of getting an alternate appraisal, however, it really hasn't happened. They did not and have not provided a counteroffer. As of this week, she is waiting to hear back from her dad regarding a realtor's comparables. That has not come in. I will keep you posted and ask for the W9/SIF

Thanks,

Megan

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Sent: Wednesday, March 6, 2024 8:32 AM

To: Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Megan Matrka <MeganM@WestErieRealty.com>; Greg Vriezelaar <gregv@WestErieRealty.com>; Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>

Subject: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Hi Megan and Michael,

Our PM is really interested in the status of parcel 10 for some geological survey work that they want to start ASAP. Can you provide any new updates?

I looked though the REAL OS notes and had two questions. Can you beef up the 1/13/24 entry as it has very little information listed but 9 of 10 federal requirements are dated that date as 'explained?' We also need to show the written offer date. Second, can we get the counteroffer that they mentioned? They were offered \$35K and have not stated a response other than it is low (I thought the purchase price they paid was a lot less?).

Can you also please enter the assignments in REAL OS for acquisitions and closings?

Kimber provided me another useful suggestion. Can you seek, obtain, and provide to ODOT the W9 and SIF for owner (Charlie Rodgers)? Please send it to us as soon as received. This would expedite the closing process for the acquisition (i.e., quicker possession). She thinks the tenant occupant will be out soon.

Please keep us informed of the progress on this parcel. Thank you!

Respectfully,

John R. Wooldridge
Real Estate Administrator
ODOT District 5

9600 Jacksontown Road

Jacksontown, Ohio 43030

D: 1.740.323.5427 C: N/A

John.Wooldridge@dot.ohio.gov



**Department of
Transportation**

From: Wooldridge, John
Sent: Wednesday, February 28, 2024 4:25 PM
To: Michael Hamilton <MichaelH@WestErieRealty.com>
Cc: Megan Matrka <MeganM@WestErieRealty.com>; Greg Vriezelaar <GregV@WestErieRealty.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: MUS-376-5.09 PID 115989 Parcel 11 (Bunger) Counter Offer

Hello Michael,

Yes, this is approved. It is within your \$1,000 agent authority and it appears to be well documented below. I entered the administrative settlement into REAL OS (should show up on your end for the billing package). Please update the contract and get signed and submitted for payment.

Coincidentally today, the PM asked me for an update on the parcel 10 total take property as the geotechnical team would like on the property ASAP. I need to know when we get ownership and possession. Please provide an update Megan on the Parcel 10 Rodgers property. Let me know what we need to do to get it under contract and closed. Kimber is getting the relocation done and said that it is going well.

Thank you and have a Happy Leap Day tomorrow!

Respectfully,

John R. Wooldridge
Real Estate Administrator
ODOT District 5
9600 Jacksontown Road
Jacksontown, Ohio 43030
D: 1.740.323.5427 C: N/A
John.Wooldridge@dot.ohio.gov



**Department of
Transportation**

From: Michael Hamilton <MichaelH@WestErieRealty.com>
Sent: Wednesday, February 28, 2024 2:41 PM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Cc: Megan Matrka <MeganM@WestErieRealty.com>
Subject: MUS-376-5.09 PID 115989 Parcel 11 (Bunger) Counter Offer

Hi John,

Megan has had some back and forth with the above referenced owner and they would like to submit a counteroffer of \$9,628/acre based on comparable 1 in the Value Analysis. This comes to 0.294ac x \$9,628 = \$2,830.63 + \$1.00 (PRO) = \$2,831.63.

Please advise if this is acceptable to ODOT and we can move forward with signing this owner.

Thanks,
Michael



Michael Hamilton

Project Manager

p: 614.602.2762 m: 260.316.4229

a: 485 Metro Place South, Suite 475, Dublin, OH 43017

w: www.WestErieRealty.com e: MichaelH@WestErieRealty.com

Toledo | Columbus | Cleveland | Cincinnati | Detroit

CAUTION: This is an external email and may not be safe. If the email looks suspicious, please do not click links or open attachments and forward the email to csc@ohio.gov or click the Phish Alert Button if available.



Payee Information Form - DOT01 - Right of Way

All sections must be completed (unless labeled as optional). If a field is not applicable, please enter N/A. Incomplete forms will be returned. All information must be legible.

*IRS Form W-9 Required

Section 1 - Name and Tax Identification Number

Legal Business or Individual Name:
(Must match W-9 or W-8ECI Form) Charlie

Business Name, Trade Name, Doing Business As:
(If different than above) _____

Federal Employer ID (EIN) or Social Security Number _____

4/17/24
Names
Wrong / doesn't match
What's
TO BE?
awaiting guidance
see email - 4/17/24 JP

Section 2 - Remit To Address

Contact Name Charlie Rodgers

Address: 1207 Potran

Address: _____

City Zanesville

State: Ohio

Zip Code: 43701

County: Moshingom

Phone Number: (740) 297-1626

Fax Number: _____

Email: RodgersChar@hotmail.com

Section 3 - Sign and Date

Name: Charlie Rodgers

Title: _____

Signature: Chris [Signature]

Date: 4/11/24

Handwritten signature is required.

Submit to one of the following:

Email: Payee@Ohio.Gov
Fax: 1-614-485-1052
Mail: OBM Shared Services
Attn: Supplier Operations
P.O. Box 182880
Columbus, OH 43218-2880

Questions? Need Help? Please Contact:

Phone: 1-877-OHIO-551 (1-877-644-6771)
1-614-338-4781
Website: OhioPays.Ohio.Gov
Email: obm.sharedservices@obm.Ohio.Gov

NOTE: This document contains sensitive information. Sending via non-secure channels, including email and fax, can be a potential security risk. Pursuant to 26 USC 6109, the state is required to collect TIN / EIN / SSN and to use the numbers in its annual report to the IRS on the amount the state has paid each supplier.

Pol, Tricia

From: Megan Matrka <MeganM@WestErieRealty.com>
Sent: Wednesday, April 17, 2024 2:30 PM
To: Heim, Kimber
Cc: Polt, Tricia
Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

OK, ill send out to her



Megan Matrka

Project Manager

p: 614.602.2762 m: 614.325.6214

a: 485 Metro Place South, Suite 475, Dublin, Ohio 43017

w: www.WestErieRealty.com e: MeganM@WestErieRealty.com

Toledo | Columbus | Cleveland | Cincinnati | Detroit

From: Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>
Sent: Wednesday, April 17, 2024 2:25 PM
To: Megan Matrka <MeganM@WestErieRealty.com>
Cc: Tricia.Polt@dot.ohio.gov
Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Megan:

Charlie's SIF and W9 do not match and we had one kicked back a couple weeks ago and needed to get new ones. Can you reach out to Charlie and have her change the SIF to match her W9? If she scratches out the Nicole part on the SIF, and initials and signs as she did the W9 we believe it will make it through accounting for number set up.

Thanks,

Kimber L. Heim

Realty Specialist Manager

ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

Ph: 740-323-5422 (direct) Cell: 740-814-0708

FAX: 740-323-5125



OHIO DEPARTMENT OF
TRANSPORTATION

From: Megan Matrka <MeganM@WestErieRealty.com>
Sent: Wednesday, April 17, 2024 12:12 PM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

John,
Please see attached W9/SIF for entry into the accounting system. I will be submitting the billing package shortly.
Thanks,
Megan



Megan Matrka
Project Manager
p: 614.602.2762 m: 614.325.6214
a: 485 Metro Place South, Suite 475, Dublin, Ohio 43017
w: www.WestErieRealty.com e: MeganM@WestErieRealty.com
Toledo | Columbus | Cleveland | Cincinnati | Detroit

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>
Sent: Monday, April 15, 2024 1:50 PM
To: Megan Matrka <MeganM@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>
Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Kimber.Heim@dot.ohio.gov
Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Hi Megan,

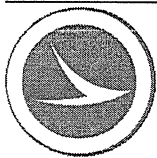
In the last Status meeting, Michael shared the good news that the Rodgers family intends to sign for FMVE, and we are just waiting for docs in the mail.

Please let me know when the signed docs are in and/or the file is uploaded into REAL OS for review and billing. Our geotechnical folks are still anxiously awaiting their opportunity to get on the parcel.

Thank you for your help with this parcel. We appreciate your efforts.

Respectfully,

John R. Wooldridge
Real Estate Administrator
ODOT District 5
9600 Jacksontown Road
Jacksontown, Ohio 43030
D: 1.740.323.5427 C: N/A
John.Wooldridge@dot.ohio.gov



**Department of
Transportation**

From: Megan Matrka <MeganM@WestErieRealty.com>
Sent: Tuesday, March 19, 2024 11:30 AM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: Re: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Hi John,

I've been reaching out to Charlie twice a week. As of last week, the last she responded to me, she did not have the appraisal or information to supply a counteroffer. I reached out again yesterday and will let you know when I get an response and the information for the counteroffer.

Thanks,

Megan

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Sent: Tuesday, March 19, 2024 11:26 AM

To: Megan Matrka <MeganM@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>

Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Hello Megan,

Can you follow-up with the Rodgers family and provide a status?

Kimber had met with Thomas (relocation) and was informed that his sister (Charlie/owner) and parents are ready to address the acquisition and have a counteroffer. He advised that the parents are the primary point of contact for this as Charlie is an intermediary. You may need to get Charlie's approval, but the parents appear to be involved. We are also open to the idea of an assignment of warrant for closing if that is a sticking point.

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FYI, I will be out next week (22nd until 2nd), but Kimber will be available. Thank you for your assistance on this parcel.

Respectfully,

John R. Wooldridge
Real Estate Administrator
ODOT District 5

9600 Jacksontown Road
Jacksontown, Ohio 43030
D: 1.740.323.5427 C: N/A

John.Wooldridge@dot.ohio.gov



**Department of
Transportation**

From: Megan Matrka <MeganM@WestErieRealty.com>

Sent: Wednesday, March 6, 2024 8:37 AM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: Re: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Morning John,

Kendall and I have been discussing this with Charlie over the last few months. While she is the owner of record, she will not make any movements or progress without her dad and brother. Her dad is 'in process' of getting an alternate appraisal, however, it really hasn't happened. They did not and have not provided a counteroffer. As of this week, she is waiting to hear back from her dad regarding a realtor's comparables. That has not come in. I will keep you posted and ask for the W9/SIF

Thanks,

Megan

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Sent: Wednesday, March 6, 2024 8:32 AM

To: Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Megan Matrka <MeganM@WestErieRealty.com>; Greg Vriezelaar <gregv@WestErieRealty.com>;

Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>

Subject: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Hi Megan and Michael,

Our PM is really interested in the status of parcel 10 for some geological survey work that they want to start ASAP. Can you provide any new updates?

I looked through the REAL OS notes and had two questions. Can you beef up the 1/13/24 entry as it has very little information listed but 9 of 10 federal requirements are dated that date as 'explained?' We also need to show the written offer date. Second, can we get the counteroffer that they mentioned? They were offered \$35K and have not stated a response other than it is low (I thought the purchase price they paid was a lot less?).

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Kimber provided me another useful suggestion. Can you seek, obtain, and provide to ODOT the W9 and SIF for owner (Charlie Rodgers)? Please send it to us as soon as received. This would expedite the closing process for the acquisition (i.e., quicker possession). She thinks the tenant occupant will be out soon.

Please keep us informed of the progress on this parcel. Thank you!

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

9600 Jacksontown Road

Jacksontown, Ohio 43030

D: 1.740.323.5427 C: N/A

John.Wooldridge@dot.ohio.gov



**Department of
Transportation**

From: Wooldridge, John

Sent: Wednesday, February 28, 2024 4:25 PM

To: Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Megan Matrka <MeganM@WestErieRealty.com>; Greg Vriezelaar <GregV@WestErieRealty.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: RE: MUS-376-5.09 PID 115989 Parcel 11 (Bunger) Counter Offer

Hello Michael,

Yes, this is approved. It is within your \$1,000 agent authority and it appears to be well documented below. I entered the administrative settlement into REAL OS (should show up on your end for the billing package). Please update the contract and get signed and submitted for payment.

Coincidentally today, the PM asked me for an update on the parcel 10 total take property as the geotechnical team would like on the property ASAP. I need to know when we get ownership and possession. Please provide an update Megan on the Parcel 10 Rodgers property. Let me know what we need to do to get it under contract and closed. Kimber is getting the relocation done and said that it is going well.

Thank you and have a Happy Leap Day tomorrow!

Respectfully,

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ODOT District 5

9600 Jacksontown Road
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D: 1.740.323.5427 C: N/A

John.Wooldridge@dot.ohio.gov



**Department of
Transportation**

From: Michael Hamilton <MichaelH@WestErieRealty.com>

Sent: Wednesday, February 28, 2024 2:41 PM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>

Cc: Megan Matrka <MeganM@WestErieRealty.com>

Subject: MUS-376-5.09 PID 115989 Parcel 11 (Bunger) Counter Offer

Hi John,

Megan has had some back and forth with the above referenced owner and they would like to submit a counteroffer of \$9,628/acre based on comparable 1 in the Value Analysis. This comes to 0.294ac x \$9,628 = \$2,830.63 + \$1.00 (PRO) = \$2,831.63.

Please advise if this is acceptable to ODOT and we can move forward with signing this owner.

Thanks,
Michael



Michael Hamilton

Project Manager

p: 614.602.2762 m: 260.316.4229

a: 485 Metro Place South, Suite 475, Dublin, OH 43017

w: www.WestErieRealty.com e: MichaelH@WestErieRealty.com

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CAUTION: This is an external email and may not be safe. If the email looks suspicious, please do not click links or open attachments and forward the email to csc@ohio.gov or click the Phish Alert Button if available.

Polt, Tricia

From: Megan Matrka <MeganM@WestErieRealty.com>
Sent: Wednesday, April 17, 2024 2:30 PM
To: Heim, Kimber
Cc: Polt, Tricia
Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

OK, ill send out to her



Megan Matrka

Project Manager

p: 614.602.2762 m: 614.325.6214

a: 485 Metro Place South, Suite 475, Dublin, Ohio 43017

w: www.WestErieRealty.com e: MeganM@WestErieRealty.com

Toledo | Columbus | Cleveland | Cincinnati | Detroit

From: Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>
Sent: Wednesday, April 17, 2024 2:25 PM
To: Megan Matrka <MeganM@WestErieRealty.com>
Cc: Tricia.Polt@dot.ohio.gov
Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Megan:

Charlie's SIF and W9 do not match and we had one kicked back a couple weeks ago and needed to get new ones. Can you reach out to Charlie and have her change the SIF to match her W9? If she scratches out the Nicole part on the SIF, and initials and signs as she did the W9 we believe it will make it through accounting for number set up.

Thanks,

Kimber L. Heim

Realty Specialist Manager

ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

Ph: 740-323-5422 (direct) Cell: 740-814-0708

FAX: 740-323-5125



OHIO DEPARTMENT OF
TRANSPORTATION

From: Megan Matrka <MeganM@WestErieRealty.com>
Sent: Wednesday, April 17, 2024 12:12 PM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

John,

Please see attached W9/SIF for entry into the accounting system. I will be submitting the billing package shortly.

Thanks,

Megan



Megan Matrka

Project Manager

p: 614.602.2762 m: 614.325.6214

a: 485 Metro Place South, Suite 475, Dublin, Ohio 43017

w: www.WestErieRealty.com e: MeganM@WestErieRealty.com

Toledo | Columbus | Cleveland | Cincinnati | Detroit

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Sent: Monday, April 15, 2024 1:50 PM

To: Megan Matrka <MeganM@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Kimber.Heim@dot.ohio.gov

Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Hi Megan,

In the last Status meeting, Michael shared the good news that the Rodgers family intends to sign for FMVE, and we are just waiting for docs in the mail.

Please let me know when the signed docs are in and/or the file is uploaded into REAL OS for review and billing. Our geotechnical folks are still anxiously awaiting their opportunity to get on the parcel.

Thank you for your help with this parcel. We appreciate your efforts.

Respectfully,

John R. Wooldridge
Real Estate Administrator
ODOT District 5

9600 Jacksontown Road
Jacksontown, Ohio 43030
D: 1.740.323.5427 C: N/A

John.Wooldridge@dot.ohio.gov



**Department of
Transportation**

From: Megan Matrka <MeganM@WestErieRealty.com>

Sent: Tuesday, March 19, 2024 11:30 AM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: Re: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Hi John,

I've been reaching out to Charlie twice a week. As of last week, the last she responded to me, she did not have the appraisal or information to supply a counteroffer. I reached out again yesterday and will let you know when I get an response and the information for the counteroffer.

Thanks,

Megan

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Sent: Tuesday, March 19, 2024 11:26 AM

To: Megan Matrka <MeganM@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>

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John.Wooldridge@dot.ohio.gov



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Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>
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