

RE-22
REV. 03-2015

ACQUIRING AGENCY'S
FAIR MARKET VALUE ESTIMATE

OWNER'S NAME

Wagner Rentals LLC

COUNTY **FAI**
ROUTE **37**
SECTION **06.10**
PARCEL NO. **2-SH1, SH2**
PROJECT I.D. NO. **110412**

PAR NO.	ITEMS INCLUDED IN THIS ESTIMATE	ORIGINAL	REVISION	REVISION	Admin Settlement
L A N D	2-SH1	0.190 Acres Commercial Land -\$1 (PRO) \$20,000/Ac	\$3,799		\$3,799
	2-SH2	0.721 Acres Commercial Land -\$1 (PRO) \$20,000/Ac	\$14,419		\$14,419
F E N C E					
T R E E S	NO.	KIND	AV.SIZE		
O T H E R	2	Administrative Settlement from Case Settlement Review			\$40,782
B L D G					
E L	TOTAL FAIR MARKET VALUE FOR REQUIRED R/W		\$18,218		\$59,000
	OFFER FOR REQUIRED R/W AND EXCESS LAND				
	ADDED COST TO ACQUIRE EXCESS LAND				
	VALUE	AREA			

The allocation of compensation recommended above is based upon an approved appraisal report					
Trainee's Recommendation		Recommended		Date	
		<i>Harvey Norton Jr.</i>		10/23/2020	
Review Appraiser Typed Name		Review Appraiser Typed Name		Date	
		Harvey Norton Jr.			
Recommended		Recommended		Date	
2 nd Review Appraiser		Appraisal Unit Manager			
Agency Signature Establishing FMVE		Administrative Settlement / Case Settlement		Date	
<i>John R. Wooldridge</i>		<i>John R. Wooldridge</i>		11/18/2022	
Typed Name & Title		Typed Name & Title		Date	
John R. Wooldridge, REA		John R. Wooldridge D5 Real Estate Administrator			
Agency Name		Agency Name			
Ohio Department of Transportation, District 5		Ohio Department of Transportation, District 5			

APPRAISAL AND REVIEW RECORD								
FEE/STAFF	APPRAISER	VALUE OF TAKING	DATE APPR SIGNED	TOTAL TAKE	PARTIAL TAKE	TYPE REPORT	TYPE OF SPECIALISTS REPORT	
FEE	David Weber	\$18,218	10/2/2020		XX	VF	N/A	
FEE	Jeff Helbig	\$55,700	3/25/22		XX	Summary	For Appropriation Trial	
REVIEW APPRAISER	ORIGINAL		REVISION		REVISION		REVISION	
	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE
Harvey Norton Jr.	\$18,218	10/23/2020		.		.		.
	
	

Reviewer’s Reasoning for the Recommendation:

The larger parcel before the take is 69.240 Gross / 67.340 Net Acres. The takings reduce the size of the residue to 66.429 acres of left residue. There is no adverse effect to the residue property. The take includes vacant land only.

In the before condition, the subject contains 67.340 net acres. There are two proposed standard highway easements needed from the subject property. Parcel 2-SH1 is a permanent standard highway easement, containing 0.190 net acres. This proposed acquisition lies along the western half of the northern portion of the subject site along Baltimore Somerset Road. The proposed acquisition has a maximum depth of approximately 20 feet. The acquisition is irregular in shape. Parcel 2-SH2 is a permanent standard highway easement, containing 0.721 net acres. This proposed acquisition lies along the eastern half of the northern portion of the subject site along Baltimore Somerset Road. The proposed acquisition has a maximum depth of approximately 45 feet. The acquisition is irregular in shape. The subject residue will contain 66.429 net acres and will retain the same highest and best use along with similar utility compared to the before condition. Therefore, it is the review appraiser’s opinion that the proposed acquisitions will not reduce the value of the subject residue beyond the part acquired, thus no damage has occurred.

There is no apparent damage to the residue property, therefore this reviewer recommends the VF appraisal report as the basis for FMVE.

HN Jr.

- Administrative Settlement:

For Trial, ODOT had Jeff Helbig do a Summary Appraisal. Although he found no damages to the residue, the price per acre of the take was higher due to a difference in opinion of the larger parcel (valued as 2 parcels, not one). The result was an appraisal for trial at \$55,700 rather than FMVE of \$18,218. The owner demand of \$70,000 was considered and the parcel was negotiated by the AGO with concurrence from the District. The AGO was able to settle the parcel for \$59,000 (only \$3,800 more than the ODOT trial appraisal. AGO and ODOT D5 agreed that it is best to settle this matter for that difference.

CSR is in file and approved by AGO.

Approved by ODOT.



John R. Wooldridge

11/18/2022