

**Review of the RE 90
Value Finding Appraisal Report**

County	FAI
Route	37
Section	06.10
Parcel	2-SH1, SH2
PID #	110412
Owner	Wagner Rentals LLC

This appraisal review template is to be used for the review of the RE 90 Value Finding Appraisal Reports that have been prepared to estimate compensation to owners for the part taken. RE 90 Value Finding Appraisal Reports prepared for the Department must comply with instructions included in the template for the form RE 90 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.

SR 4-2(a) Identity of the client:

The client is the Ohio Department of Transportation (ODOT), District 5.

SR 4-2(a) Identify any intended users of this review:

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

SR 4-2(b) State the intended use of the appraisal review:

The intended use of the reviewer's opinions and conclusions are to assist the Ohio Department of Transportation (ODOT), District 5 in establishing F.M.V.E. in compliance with the Uniform Act and 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..

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

The purpose (problem to be solved) of this appraisal review is to determine if the appraisal:

meets the definition of an appraisal found in 49 CFR 24.2(a)(3);

meets the appraisal requirements found in 49 CFR 24.103 and the OAC 5501:2-5-06 Rule D;

meets the policy and procedures for ODOT regarding the Value Finding Appraisal Report (Section 4205.02 of the Real Estate Manual promulgated by the Office of Real Estate, Ohio Department of Transportation);

make determination if the appraiser's data, reasoning and support are adequate for the value conclusion reported in the Value Finding Appraisal Report, and;

if the appraisal report is determined 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.

SR 4-2(d) Identify the work under review;

Value Finding Appraisal Report of: FAI

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

The appraiser valued the fee simple ownership interest of the property subject to this review.

Identify the date of the work under review;

(insert the date of the report [signature date or report date] from the Value Finding Report being reviewed) 10/2/2020

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

(insert the date of value [effective date or “as of” date] from the Value Finding Report being reviewed) 6/30/2020

Identify the appraiser who completed the work under review.

David Weber, Certified General Appraiser Is appraiser pre-approved by ODOT to perform VF’s ?

Yes No

SR 4-2(e) State the date of the appraisal review report:

(insert the date the results of this review are reported to the client) 10/23/2020

SR 4-2(f) State all extraordinary assumptions and hypothetical conditions that are a part of this appraisal review; and State that their use might have affected the assignment results.

None

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

Yes No

The reviewer has reviewed the right-of-way plans, the cross sections (if applicable) and other pertinent parts of the highway plans to adequately understand the larger parcel, the taking and the impact of the taking to the residue property.

Yes No

The reviewer has reviewed the parcel appraisal scoping checklist attached to the RE-90 Value Finding Appraisal Report.

The reviewer has traveled to the project site, has viewed the property and has personally viewed the comparable sale properties used in the adjustment grid of the RE-90 Value Finding Appraisal Report that is the subject of this review.

The reviewer concurs the valuation problem is simplistic and this RE-90 Value Finding Appraisal Report is appropriate to use. It is readily apparent there is no loss in the market value of the residue property.

The reviewer has read the entirety of the appraisal report, has checked all mathematical calculations for accuracy, has made a determination regarding the comparability of the sales used in the report to the larger parcel, has reviewed the report for conformance with USPAP and ODOT procedures for appraisal and appraisal review (sections 4100 through 4700 of the Real Estate Manual). These procedures implement the regulations of 49 CFR 24.103 and 24.104, and OAC 5501:2-5-06 Rules C and D. And, this scope of work is sufficient to produce a credible appraisal review report.

SR 4-2(h) State the reviewer’s opinions and conclusions about the work under review, including the reasons for any disagreement:

Yes No

1. Is the valuation problem uncomplicated and is it obvious there are no damages to the residue property? Uncomplicated

2. Is the estimated compensation \$65,000 or less?

3. Has the appraiser used the correct forms? (RE 90)

4. Have all parts of the form been properly filled out and are mandatory attachments included?

Appraisal Scoping Checklist Included

Location map showing subject and sales Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comparable sales Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Photograph of the take area Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Aerial photograph of the larger parcel Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sketch of the larger parcel showing the take area Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Do the take areas on the RE-90 correspond with the take areas on the R/W Plan? Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the RE-90 mathematically accurate? Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Has the appraiser accurately identified improvements within the take area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Has the larger parcel been identified?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. How large is the larger parcel? 69.240 Gross / 67.340 Net Acres		
10. Has the appraiser considered Unity of Title, Unity of Use and Contiguity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the larger parcel match the contiguous ownership?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Has zoning been identified (if any), and what is that zoning classification? B3; Intensive and Motorist Services Business District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Has the appraiser explained the uses permitted by zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Has the appraiser stated if the existing use conforms to zoning? Conforms	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has the appraiser considered setback requirements mandated by zoning?		yes
What is the current setback distance to existing structures (if any)?		circa 80ft
What will the setback be on the residue?		46.11ft
14. Has the appraiser stated what the minimum site size per zoning is? 15,000sf		15,000sf
15. Has the appraiser stated whether the property before the take conforms to minimum site size requirements? conforms	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Has the appraiser stated if the residue conforms to minimum site size requirements? conforms	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Has the Highest & Best Use been identified? Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Has the appraiser indicated if the Highest & Best Use is permitted under zoning? Permitted	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the appraiser discussed the effect of the take? No diminution in value	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. There can be no adverse effect to the residue other than a nominal cost to cure. Is there a cost to cure and if so, is it nominal? N/A	<input type="checkbox"/>	<input type="checkbox"/>
21. Do the comparable sales used in the RE-90 comply with ODOT standards (section 4205.09)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Are the comparable sales analyzed and compared to the subject?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Is a range of value described?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. Has the appraiser concluded which sales received the greatest weight and explained why?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25. Do the sales share the same, or nearly the same, Highest & Best Use as the subject?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26. Do the sales have the same, or nearly the same, zoning as the subject?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27. Has the appraiser concluded a unit value for the larger parcel?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
28. Is the unit value within the value range indicated by the sales?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
29. If not, has adequate information been given? N/A	<input type="checkbox"/>	<input type="checkbox"/>
30. Has the allocated value of the site improvements taken been adequately supported?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
31. Have costs-to-cure or temporary takes been adequately discussed and supported, if any? N/A	<input type="checkbox"/>	<input type="checkbox"/>
32. Did the appraiser offer the property owner / designee the opportunity to accompany them during the site visit for viewing the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
33. Has the appraiser adequately documented the 5 years sales history of the subject property (49CFR)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
34. Has the appraiser discussed the impact on value of previous sales of the subject property, if any?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
35. Has the appraiser discussed his/her prior work in the last three years on the subject property, if any?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
36. Do you recommend the report as the basis for the agency to establish FMVE.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
37. If yes, what is that estimated compensation amount? \$18,218.00		
38. If no, then Why Not? n?a	<input type="checkbox"/>	<input type="checkbox"/>

39. If rejected, has a deficiency letter been sent to the agency and the appraiser? N/A

Additional Comments by the reviewer if necessary:

None

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.*
(Describe the nature of the services provided regarding the subject property in the past three years.)

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 reviewed the R/W Plans dated [Click or tap to enter a date.](#) in order to complete this assignment.
- ❖ I have physically viewed the subject property and the take area of the subject property of the work under review.
- ❖ I have personally viewed in the field the comparable sales used in the valuation.
- ❖ I concur the Value Finding Appraisal Report is the proper valuation format as the taking results in a simplistic valuation problem and it is obvious there is no loss in the market value of the residue property and the FMVE is \$65,000 or less.
- ❖ The Value Finding 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.
- ❖ 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.
- ❖ No one provided significant appraisal or appraisal review assistance to the person signing this certification unless noted below and in the scope of work discussion of this report.
(insert names of those individuals that provided significant professional assistance to the appraiser)
- ❖ My class of certification is: Certified General Real Estate Appraiser

This appraisal review:

- 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.

If this appraisal review report is not within the scope of the appraiser's certification or license, then the appraiser must explain here how they notified the client and then also how they are competent to provide these services.