

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
L A N D	2-SH1	0.190 Acres Commercial Land -\$1 (PRO) \$20,000/Ac		\$3,799		
	2-SH2	0.721 Acres Commercial Land -\$1 (PRO) \$20,000/Ac		\$14,419		
F E N C E						
T R E E S		NO.	KIND	AV.SIZE		
O T H E R						
B L D G						
E L	TOTAL FAIR MARKET VALUE FOR REQUIRED R/W			\$18,218		
	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		Date		Recommended	
				<i>Harvey Norton Jr.</i> Date 10/23/2020	
Review Appraiser		Typed Name		Review Appraiser	
				Harvey Norton Jr.	
Recommended		Date		Recommended	
				Date	
2 nd Review Appraiser		Appraisal Unit Manager			
Agency Signature Establishing FMVE		Date		Administrative Settlement / Case Settlement	
<i>John R. Wooldridge</i>		11/24/2020		Date	
Typed Name & Title		John R. Wooldridge, REA		Typed Name & Title	
Agency Name		Ohio Department of Transportation, District 5		Agency Name	

APPRAISAL AND REVIEW RECORD								
FEE/STAFF	APPRAISER	VALUE OF TAKING	DATE APPR SIGNED	TOTAL TAKE	PARTIAL TAKE	TYPE REPORT	TYPE OF SPECIALISTS REPORT	
FEE	David Weber	\$18,218	10/2/2020		XX	VF	N/A	
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			.					
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.