

RE-22
REV. 03-2015

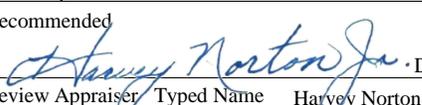
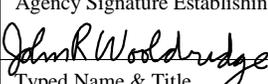
ACQUIRING AGENCY'S
FAIR MARKET VALUE ESTIMATE

OWNER'S NAME

~~Chaos LLC~~
New owner: JTBD Investments LLC

COUNTY **FAI**
ROUTE **37**
SECTION **06.10**
PARCEL NO. **6-SH, T1, T2**
PROJECT I.D. NO. **110412**

PAR NO.	ITEMS INCLUDED IN THIS ESTIMATE			ORIGINAL	REVISION	REVISION
L A N D	6-SH	0.130 Acres Commercial Land -\$1 (PRO)		\$11,699	\$11,699	
F E N C E						
T R E E S		NO.	KIND	AV.SIZE		
O T H E R	6-SH	900 SF of Asphalt Drive @ \$2.50/SF @		\$1,350	\$1,350	
	6-SH	4,750 SF of Seeded Lawn @ \$0.30/SF		\$1,425	\$1,425	
B L D G	ADMIN	ADMINISTRATIVE SETTLEMENT			\$19,797	
D A M A G E	6-T1	0.034 Acres Commercial Land @ \$ 90,000/Ac x 10% x 1.5years		\$459	\$459	
	6-T2	0.020 Acres Commercial Land @ \$90,000/Ac x 10% x 1.5years		\$270	\$270	
E L	TOTAL FAIR MARKET VALUE FOR REQUIRED R/W			\$15,203	\$35,000	
	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	Date	Recommended	Date
			10/26/2020
Review Appraiser Typed Name		Review Appraiser Typed Name	Harvey Norton Jr.
Recommended	Date	Recommended	Date
2nd Review Appraiser		Appraisal Unit Manager	
Agency Signature Establishing FMVE	Date	Administrative Settlement / Case Settlement	Date
	11/24/2020		
Typed Name & Title	John R. Wooldridge, REA	Typed Name & Title	John R. Wooldridge, D5 REA
Agency Name	Ohio Department of Transportation, District 5	Agency Name	State of Ohio, ODOT, 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	\$15,203	9/29/2020		XX	VF	None	
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REVIEW APPRAISER	ORIGINAL		REVISION		REVISION		REVISION	
	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE
Harvey Norton Jr.	\$15,203	10/26/2020		.		.		.
	
	

Reviewer’s Reasoning for the Recommendation:

The subject is identified as Auditor’s parcel number 0490254400 located 8010 Lancaster-Newark Road, Baltimore, Walnut Township, Fairfield County, Ohio. This site is located on the northeast corner of Lancaster-Newark Road and Baltimore-Somerset Road. Per the right of way plans provided, the subject is owned by Chaos LLC and contains a record area of 2.619 net acres. There is one proposed standard highway easement and two temporary easements needed from the subject property. Parcel 6-SH is a permanent standard highway easement, containing 0.130 net acres. This proposed acquisition lies along the western and southern portion of the subject site parallel with Lancaster-Newark Road. The proposed acquisition has a varying depth and is considered to be irregular in shape. Parcel 6-T1 is a temporary easement needed for a period of 18 months, containing 0.034 net acres. This proposed acquisition lies along the southern portion of the subject site parallel with the Baltimore-Somerset Road right of way, near and around the drive. This temporary is mostly rectangular in shape and is needed for drive construction/grading. Parcel 6-T2 is a temporary easement needed for a period of 18 months, containing 0.020 net acres. This proposed acquisition lies along the western portion of the subject site along the proposed Lancaster-Newark Road right of way, near and around the drive. This temporary is triangular in shape and is needed for drive construction/grading. The subject residue will contain 2.489 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.

Therefore, this reviewer recommends this appraisal as the basis for establishing the FMVE.

HNJr.

10,26,2020

11/23/2021

Request for Administrative Settlement approval for an increase to FMVE of \$19,797.00, original FMVE \$15,203.00, additional compensation added to FMVE =\$35,000.00. Property Owner thought the per acre cost was too low as he had just purchased the business for slightly higher per acre charge and feels the business will experience damages to sales during the construction phase of project. With consideration given to the increased cost to the State to appropriate this property which will cost more than the requested counter offer, it is prudent to go forward with the Administrative Settlement.

Kimber L. Heim, RSM, District 5