

RE-22
REV. 03-2015

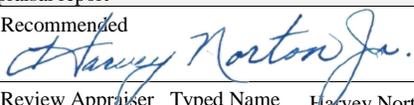
ACQUIRING AGENCY'S
FAIR MARKET VALUE ESTIMATE

OWNER'S NAME

**Jeffry D. and Peggy J.
Hutchison**

COUNTY **FAI**
ROUTE **37**
SECTION **06.10**
PARCEL NO. **20-SH,T**
PROJECT I.D. NO. **110412**

	PAR NO.	ITEMS INCLUDED IN THIS ESTIMATE	ORIGINAL	REVISION	REVISION	
L A N D	20SH	0.146 Acres Commercial Land -\$1 (PRO) \$60,000/Ac	\$8,759			
	20SH	5,950 SF of Seeded Lawn @ \$0.30/SF	\$1,785			
	20SH	400 SF of Gravel Drive @ \$1.00/SF @ 50% (50% Dep.)	\$200			
F E N C E						
T R E E S		NO.	KIND	AV.SIZE		
	20SH	4	Deciduous	12"	\$7,000	
O T H E R						
B L D G						
D A M A G E	20T	0.015 Acres Commercial Land @ \$60,000/Ac x 10% x 1.5 years	\$135			
E L		TOTAL FAIR MARKET VALUE FOR REQUIRED R/W	\$17,879			
		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 11/23/2020
Review Appraiser Typed Name		Review Appraiser Typed Name Harvey Norton Jr.	
Recommended		Recommended	
2 nd Review Appraiser		Appraisal Unit Manager	
Agency Signature Establishing FMVE		Administrative Settlement / Case Settlement	
Typed Name & Title		Typed Name & Title	
Agency Name		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 M. Weber	\$17,879	10/2/2020		XXX	VF	N/A	
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			.					
REVIEW APPRAISER	ORIGINAL		REVISION		REVISION		REVISION	
	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE
Harvey Norton Jr.	\$17,879	11/23/2020		.		.		.
	
	

Reviewer’s Reasoning for the Recommendation:

The subject is identified as Auditor’s parcel number 0490263200 located at 1175 Baltimore Somerset Road NE, Baltimore, Walnut Township, Fairfield County, Ohio. This site is located on the south side of Baltimore Somerset Road NE, approximately 840 feet east of Lancaster-Newark Road. Per the county auditor and right of way plans provided, the subject is owned by Jeffry D. and Peggy J. Hutchison and contains a record area of 6.359net acres. Considering unity of ownership, unity of use, and contiguity, the “larger parcel” consists of one residentially improved auditor parcel containing 6.359 net acres owned by Jeffry D. and Peggy J. Hutchison. With consideration given to the legally permissible, physically possible, financially feasible, and maximally productive uses of the subject, as well as nearby uses, the highest and best use of the site, “As Vacant”, would be for a commercial use.

All three comparable sales presented are taken into consideration in determining a final reconciliation. With primary emphasis given to Sale VL-51 a unit near the middle sale and upper end of the value range or \$60,000/Ac is deemed reasonable and supported.

Site improvements located within the proposed SH acquisition area include lawn, trees (4-12” Deciduous) and gravel drive. Note that the 12” Pine is identified as “Tree Save” on the plans however this is very close to the new right of way which may impact the root system. This tree has been included in compensation. Vinyl fencing within the proposed acquisition area is currently encroaching on the right of way and has NOT been compensated for. Site improvements located in the temporary will be replaced in like kind. In the before condition, the subject contains 6.359 net acres. There is one proposed standard highway easement and one temporary easement needed from the subject property. Parcel 20-SH is a permanent standard highway easement, containing 0.146 net acres. This proposed acquisition lies along the northern portion of the subject site parallel with Baltimore Somerset Road. The proposed acquisition has a depth of approximately 25 feet along the west property line and 10 feet on the east property line. The acquisition is irregular in shape. Parcel 20-T is a temporary easement needed for a period of 18 months, containing 0.015 net acres. This proposed temporary lies along the northern portion of the subject site parallel with the proposed Baltimore Somerset Road right of way, near and around the subject’s drive. The temporary has a maximum depth of approximately 15 feet. This temporary is irregular in shape and is needed for drive construction/grading. The subject residue will contain 6.213 net acres and will retain the same highest and best use along with similar utility compared to the before condition. Therefore, it is the 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.

Overall the appraisal is considered reasonable and supported and is therefore accepted as the bases for determining the FMVE for this parcel.

11/23/2020

HNJr.