## Appraisal Problem Analysis

<table>
<thead>
<tr>
<th>County</th>
<th>FRA</th>
<th>Parcel</th>
<th>Whole Taking</th>
<th>Route</th>
<th>Section</th>
<th>Date of R/W Plans</th>
<th>Date of Construction Plans</th>
<th>PID</th>
<th>Cross Section Sheets</th>
<th>Plan &amp; Profile Sheets</th>
</tr>
</thead>
</table>

### Ownership / Contact Information

- **Ownership Name**: Ugly Betty’s Beauty Salon
- **Contact Name**: Betty Boop
- **Mailing Address**: 341 Norton Rd., Columbus, Ohio
- **Telephone**: (614) 555-1111
- **FAX**: (614) 555-2222

### Legal Considerations

- **Is the Ownership Interest Divided? Will the appraiser need to allocate the award between the separate interests?**: No
- **Will we need an M&E Appraisal or Specialty Report**: No
- **Zoning Classification**: SO: Suburban Office
- **Building Setback Regulation**: 50ft.-front yard 25ft-rear 15ft-side yard
- **Existing Setback**: 75ft.-front yard conforming
- **Proposed Setback**: 43ft
- **Other Regulations**: Min. lot width-100'; front yd.-30'; 1 parking space/200sf floor area
- **Minimum Site Size**: None
- **Actual Site Size**: 0.5790ac.
- **Residue Site Size**: 0.418ac.
- **Access?**: 2 drives on Norton Rd. and 1 cross access easement through neighbor to Sullivant Ave.
- **Is property Compliant / Non Compliant? Explain**: Parcel is compliant
- **Is Residue compliant / non compliant? Explain**: No, may be OK for existing improvements, but will be legal, non-conforming.
- **Are any regulations being waived as a result of the project or the Acquiring Agency’s efforts? Explain**: N/A

### Health Department Regulations

- **Sanitary / Septic**: Septic system in front yard, in take
- **Public Water/Private Well**: City Water
- **Public water regulation / tap fees**: Township regulations control this parcel - City is next door with water and sewer

### Preliminary Impressions of the Larger Parcel

- **Unity of Title / Ownership**: Yes
- **Contiguity - Contiguous**: Yes
- **Unity of Use / Integrated H&B Use**: Yes
- **What is the Present Use of the Property?**: Beauty Salon
# Appraisal Problem Analysis

## Items in Take

<table>
<thead>
<tr>
<th>Structures in Take, Signs, etc.</th>
<th>Business sign, curb, pavement, all in front yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Items</td>
<td>Sod and Shrubs</td>
</tr>
<tr>
<td>Crops</td>
<td>None</td>
</tr>
<tr>
<td>Septic Systems, water wells</td>
<td>Septic system, no well, city sewer available</td>
</tr>
<tr>
<td>Specialty Items</td>
<td>May need to reconfigure parking in front yard.</td>
</tr>
<tr>
<td>Oil / gas wells</td>
<td>N/A</td>
</tr>
<tr>
<td>Other</td>
<td>Need to look at access closure, impact on internal circuity</td>
</tr>
</tbody>
</table>

## Impact of the Take on the Residue

- Will there be any change in access?
- Will there be any landlocked parcels?
- How many residue parcels will exist?
- What are the cuts or fills / Are there any changes in grade?
- Will there be any structures that will become obsolete?
- Will there be any impact upon utilities available to the residue?
- Is a cost-to-cure necessary?

## Site Size

<table>
<thead>
<tr>
<th>Left</th>
<th>Right</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.418ac.</td>
<td>No right residue</td>
</tr>
</tbody>
</table>

## Conforming / Non-Conforming

- Non-Conforming

## Landlocked Parcels?

- None

## Grade Changes?

- None

## Proximity Issues?

- Setback Line goes through Structure

## Utilities?

- Must connect to City Sewer

## Permanent Impacts from Temp’s?

- N/A

## Financial Impacts?

- Temp loss of business sign

## Size of residue may make it economically unbuildable

## Additional Comments / Issues?

- Will the taking displace people or personalty?
- Will this be a complex or simple negotiation?

Loss of septic will probably result in cost-to-cure to connect to city utilities / complex negotiation

### Additional Comments

Loss of septic and transition to city sewer may increase rental costs of the beauty salon. Fee for sewer is significantly higher than septic. Loss of parking in front and loss of access point may cause internal circuity problem. What is net buildable site area?

### Is the “Appraisal Problem” Simple or Complex?

- Complex

### Should the Agency get Two Appraisal Reports?

- No

### What is the minimum acceptable Appraisal Report Type?

- RE 25-17 ODOT Summary Right of Way Appraisal Report

### Signature of person preparing this Appraisal Problem Analysis:

- [Signature]

### Date

- 1/17/2012