**STRUCTURE APPRAISAL**

|  |  |  |  |  |  |  |  |  |  |
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|  | | | | | | | | | |
| **Common Pleas Court,** | | |  | | | | | | **County, Ohio** |
|  | | | | | | | | | |
| In the matter of the appropriation of | | | | | | | | | |
|  | | | | | | | | | |
| type of take | | | | | | | | | |
| For highway purpose over the lands of | | | | | | | | | |
|  | | | | | | | | | |
| property owner | | | | | | | | | |
|  | | | | | | | | | |
| and necessary in the construction and improvement of | | | | | | | | | |
|  | |  | |  | |  | |  | |
| PID | | Route No. | | Section | | Parcel No. | | County | |
| County, Ohio | | | | | | | | | |
|  | | | | | | | | | |
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|  | | | | | | | | | |
|  | **Case No.** | | | |  | |  | | |
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After filing, all copies are to be signed by each appraiser and the distribution is to be as follows:

1. Original to the Clerk of Courts
2. Copy to the property owner’s attorney
3. Copy to each appraiser (Appraiser for the property owner, appraiser for the county and appraiser for the ODOT)
4. Copy to the assigned Assistant Attorney General
5. Copy to the ODOT District Office
6. Copy to the Records Section, Office of Real Estate, ODOT

**SKETCH PAGE(S)**

Sketch of each structure that is taken. Each sketch to have exterior dimensions.

PHOTOGRAPHS OF IMPROVEMENTS TAKEN

Photographs are taken to preserve evidence. Exterior photographs are to show each side of the structure(s) to be taken. Each structure to be taken shall also have interior photographs to illustrate condition, built-in items, areas of functional concern and to preserve those items/elements/features which influence value. Each picture shall be no smaller than 5 inches by 7 inches

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DESCRIPTION OF IMPROVEMENT(S) TAKEN** | | | | | | | | | | | | | | | | | | | | | | | | |
| GENERAL DESCRIPTION | | | | | | | | | | | | EXTERIOR DESCRIPTION | | | | | | | | | | | | |
| No. of Stories | | | | |  | | | | | | | Foundation | | | | | | | |  | | | | |
| Type(Det./Att.) | | | | |  | | | | | | | Exterior Walls | | | | | | | |  | | | | |
| Design(Style) | | | | |  | | | | | | | Roof Surface | | | | | | | |  | | | | |
| Age(Years) | | | | |  | | | | | | | Gutter/Downspouts | | | | | | | |  | | | | |
| Effective Age(Yrs.) | | | | |  | | | | | | | Window/Type | | | | | | | |  | | | | |
|  | | | | |  | | | | | | | Storm/Screens | | | | | | | |  | | | | |
|  | | | | |  | | | | | | | Manufactured Home | | | | | | | |  | | | | |
|  | | | | |  | | | | | | |  | | | | | | | |  | | | | |
| DESCRIPTION IF NON-RESIDENTIAL | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | | | | | | | | | | | | | | | | | | | | | | | |
| FOUNDATION | | | | | | | | | BASEMENT | | | | | | | INSULATION | | | | | | | | |
| Slab | | |  | | | | | | Area Sq. Ft. | | | | |  | | Roof | | | | | | |  | |
| Crawl Space | | |  | | | | | | %Finished | | | | |  | | Ceiling | | | | | | |  | |
| Basement | | |  | | | | | | Ceiling | | | | |  | | Walls | | | | | | |  | |
| Sump Pump | | |  | | | | | | Walls | | | | |  | | Floor | | | | | | |  | |
| Dampness | | |  | | | | | | Floor | | | | |  | | None | | | | | | |  | |
| Infestation | | |  | | | | | | Outside Entry | | | | |  | | Unknown | | | | | | |  | |
|  | | |  | | | | | |  | | | | |  | |  | | | | | | |  | |
| ROOMS DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
| Rooms | Foyer | | | Dining | | | | Kitchen | | Den | Family Rm | | | | Rec. Rm | | | Bedrooms | | | | #Baths | | Laundry |
| Basement |  | | |  | | | |  | |  |  | | | |  | | |  | | | |  | |  |
| Level1 |  | | |  | | | |  | |  |  | | | |  | | |  | | | |  | |  |
| Level2 |  | | |  | | | |  | |  |  | | | |  | | |  | | | |  | |  |
| Finished area above grade contains: | | | | | | | | | | | | | | | | | | | | | | | | |
| No. of Rooms | | | | | | |  | | | | | | | | | | | | | | | | | |
| No. of Bedrooms | | | | | | |  | | | | | | | | | | | | | | | | | |
| No. of Baths | | | | | | |  | | | | | | | | | | | | | | | | | |
| Sq. Ft. of Living Area | | | | | | |  | | | | | | | | | | | | | | | | | |
|  | | | | | | |  | | | | | | | | | | | | | | | | | |
| INTERIOR(Materials/Condition) | | | | | | | | | | | | | | | | | | | | | | | | |
| Floor | |  | | | | | | | | | | | Bath Floor | | | | | |  | | | | | |
| Walls | |  | | | | | | | | | | | Bath Wainscot | | | | | |  | | | | | |
| Trim/Finish | |  | | | | | | | | | | | Doors | | | | | |  | | | | | |
|  | | | | | | | | | | | | |  | | | | | | | | | | | |
| HEATING | | | | | | | | | | | | | COOLING | | | | | | | | | | | |
| Type | |  | | | | | | | | | | | Central | | | |  | | | | | | | |
| Fuel | |  | | | | | | | | | | | Other | | | |  | | | | | | | |
| Condition | |  | | | | | | | | | | | Condition | | | |  | | | | | | | |
|  | |  | | | | | | | | | | |  | | | |  | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN EQUIPMENT | | | | | | | | | | | | | | | | | | | | | | | | |
| Refrigerator | |  | | | | | | | | | | | Fan/Hood | | | |  | | | | | | | |
| Range/Oven | |  | | | | | | | | | | | Microwave | | | |  | | | | | | | |
| Disposal | |  | | | | | | | | | | | Washer/Dryer | | | |  | | | | | | | |
| Dishwasher | |  | | | | | | | | | | |  | | | |  | | | | | | | |
|  | |  | | | | | | | | | | |  | | | |  | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | |
| ATTIC | | | | | | | | | | | | | | | | | | | | | | | | |
| None | |  | | | | | | | | | | | Floor | | | |  | | | | | | | |
| Stairs | |  | | | | | | | | | | | Heated | | | |  | | | | | | | |
| Drop Stair | |  | | | | | | | | | | | Finished | | | |  | | | | | | | |
| Scuttle | |  | | | | | | | | | | |  | | | |  | | | | | | | |
|  | |  | | | | | | | | | | |  | | | |  | | | | | | | |
| AMENITIES | | | | | | | | | | | | | | | | | | | | | | | | |
| Fireplace(s) | |  | | | | | | | | | | | Fence | | | |  | | | | | | | |
| Patio | |  | | | | | | | | | | | Pool | | | |  | | | | | | | |
| Deck | |  | | | | | | | | | | | Other | | | |  | | | | | | | |
| Porch | |  | | | | | | | | | | |  | | | |  | | | | | | | |
|  | |  | | | | | | | | | | |  | | | |  | | | | | | | |
| CAR STORAGE | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | |
| None | Garage | | | | | | | | | # of Cars | | | | | Carport | | | | | | Driveway | | | |
|  | Attached | | | | |  | | | |  | | | | |  | | | | | |  | | | |
|  | Detached | | | | |  | | | |  | | | | |  | | | | | |  | | | |
|  | Built-In | | | | |  | | | |  | | | | |  | | | | | |  | | | |
|  |  | | | | |  | | | |  | | | | |  | | | | | |  | | | |

Additional features (special energy items, etc.):

Condition of improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.:

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements:

Description of site improvements within the take area:

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **CERTIFICATION PAGE** | | | | | | | | |
| PREPARERS CERTIFICATION | | | | | | | | |
|  | I certify that I have: | | | | | |  | |
| 1. | Prepared this Red Book to preserve evidence in compliance with Section 163.06 of the Ohio Revised Code. | | | | | | | |
| 2. | Personally inspected the property, inside and out, which is the subject of this Red Book and that the sketches and pictures do reflect the condition and improvements which are to be taken. If I have not personally inspected the inside of the property, the reason is as follows: | | | | | | | |
| 3. | No personal interest, present of prospective, in the owner, the land or the structures that are to be taken. | | | | | | | |
| 4. | Verified with | | | | | | | |
|  | That the improvement/structures is to be removed on | | | | | | | |
|  |  | | | | | | | |
|  |  | | |  | |  | | |
|  | Signature of Preparer | | |  | | Date Signed | | |
|  |  | | |  | | | | |
|  | Name Typed | | |  | | | | |
|  |  | | |  | | | | |
|  |  | | | | | | | |
| APPRAISER’S CERTIFICATION | | | | | | | | |
|  | I/We hereby certify that: | | | | | | | |
| 1. | I have viewed the property described in the book, inside and outside; | | | | | | | |
| 2. | It is the same property that is identified by description and photographs contained herein; | | | | | | | |
| 3. | I have no interest, present or prospective, in the owner, the land or the building; | | | | | | | |
| 4. | To the best of my knowledge, I determine the value of the structures only to be | | | | | | | |
|  |  | $ |  | | | | | . |
|  |  | | | | | | | |
|  |  | | | | | | | |
|  |  | | | |  |  | | |
|  | Signature of Appraiser for the Ohio Department of Transportation | | | |  | Date Signed | | |
|  |  | | | |  |  | | |
|  | Name Typed or Legibly Printed | | | |  |  | | |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| APPRAISER’S CERTIFICATION | | | | | | |
|  | I/We hereby certify that: | | | | | |
| 1. | I have viewed the property described in the book, inside and outside; | | | | | |
| 2. | It is the same property that is identified by description and photographs contained herein; | | | | | |
| 3. | I have no interest, present or prospective, in the owner, the land or the building; | | | | | |
| 4. | To the best of my knowledge, I determine the value of the structures only to be | | | | | |
|  |  | $ |  | | | . |
|  |  | | | | | |
|  |  | | | | | |
|  |  | | |  |  | |
|  | Signature of Appraiser for (Landowner/County Auditor) | | |  | Date Signed | |
|  |  | | |  |  | |
|  | Name Typed or Legibly Printed | | |  |  | |