

ORDINANCE NO. 34-25

AN ORDINANCE ACCEPTING THE APPRAISALS (FAIR MARKET VALUE ESTIMATES) FOR THE MEDINA STREET BRIDGE PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS: In order for the City’s right-of-way consultant (O. R. Colan) to proceed with the offer to purchase and complete negotiations and acquisition, Council must authorize acceptance of the Fair Market Value Estimates (FMVE) for the project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the City of Medina hereby authorizes the appraisals of O.R. Colan, and accepts the Fair Market Value (FMVE) for the following parcels as follows:

<u>Address</u>	<u>Parcel</u>	<u>FMVE</u>
551 W. Smith Rd.	028-19A-20-054	\$ 400.00
245 Medina Street	028-19A-20-049	\$ 1,150.00
555 W. Smith Rd.	028-19A-20-055	<u>\$ 500.00</u>
	TOTAL	\$ 2,050.00

SEC. 2: That the Mayor is hereby authorized to sign each FMVE appraisal authorizing the Consultant to proceed with the acquisition.

SEC. 3: That the funds to cover these appraisals are available in Account No. 108-0610-54411.

SEC. 4: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.

SEC. 5: That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to expedite the sometimes lengthy process; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: February 10, 2025

SIGNED: John M. Coyne, III
President of Council

ATTEST: Kathy Patton
Clerk of Council

APPROVED: February 11, 2025

SIGNED: Dennis Hanwell
Mayor

OWNER'S NAME

Richard B. Milgate Jr.

COUNTY Medina
ROUTE W. Smith Road
SECTION N/A
PARCEL NO. 028-19A-20-054
PROJECT I.D. NO. 23-285

Subject			APN		
Address/Location	Zoning	Utilities	028-19A-20-054		
551 W. Smith Road, Medina, Ohio	R-3; High Density Urban Residential	All City	Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			0.215	Acres	Residential Use
Comments					
The total subject area is 0.215 acre ¹ (9,365 square feet) gross and net of roadways. It is located at 515 W. Smith Road, Medina, Medina County, Ohio. It is owned by Richard B. Milgate Jr. and is improved with a 772 square foot residence built in 1924 and a 528 square foot garage built in 1990. The property has 69 feet of frontage on W. Smith Road. It is rectangular in shape and has a maximum depth of 165 feet. It is located in Flood Zone X - Area of Minimal Flood Hazard. The topography of the site is generally level. The property is zoned R-3; High Density Urban Residential which permits single-family detached dwellings and a variety of conditionally permitted uses. The minimum lot size is 8,000 square feet, the minimum lot width at the building line is 75 feet, and the minimum lot frontage is 40 feet. The minimum rear yard is 30 feet, the minimum front yard is 40 feet, and the minimum side yard is 5 feet. The maximum building height is 35 feet. The site is a legal nonconforming use as it does not meet the minimum width or front yard setback requirements. It is known as the Medina County Auditor's Permanent Parcel Number 028-19A-20-054. The property consists of one parcel with the same ownership and the same highest and best use. Thus, the larger parcel consists of the existing site containing 0.215 (net) acre. The property has not sold in the past 5 years. As if vacant, the highest and best use of the site is for residential development.					

Comparable Sales				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	247 S. Elmwood Avenue, Medina	Residential Development	Public Record	6/23/2023
APN(s)		Zoning	Utilities	Sale Price
028-19A-21-269		R-3; High Density Urban Residential	All City	\$50,000
				Parcel Size (net)
				0.1886 acres
				Unit Value Indication
			\$265,111/Ac. or \$6.09/s.f.	
Comments				
This was an arm's length sale of a 0.1886-acre parcel of land in the City of Medina. It was a cash to seller sale. The parcel is mostly rectangular in shape and has level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.				
2	S. Vine Street, Medina	Residential Development	Public Record & Listing Agent	6/18/2021
APN(s)		Zoning	Utilities	Sale Price
028-19A-21-312		R-3; High Density Urban Residential	All City	\$20,000
				Parcel Size (net)
				0.0987 acres
				Unit Value Indication
			\$202,558/Ac. or \$4.65/s.f.	
Comments				
This was an arm's length sale of a 0.0987-acre parcel of land in the City of Medina. It was a cash to seller sale. The parcel is rectangular in shape and has level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.				
3	W. Park Boulevard, Medina	Residential Development	Public Record & Buyer Agent	7/1/2024
APN(s)		Zoning	Utilities	Sale Price
028-19C-09-217		R-1; Low Density Residential	All City	\$49,000
				Parcel Size (net)
				0.3081 acres
				Unit Value Indication
			\$159,039/Ac. or \$3.65/s.f.	
Comments				
This was an arm's length sale of a 0.3081-acre parcel of land in the City of Medina. It was a cash to seller sale. The parcel is mostly rectangular in shape and has generally level topography with slight sloping at the southwestern corner of the site. The property is located in Flood Zone X - Area of Minimal Flood Hazard. There is an existing ingress/egress easement along the northeastern property line.				

¹ Per Medina County GIS Measurement



Overall Comments / Reconciliation

Comments	
<p>Sales similar to the subject were researched and the sales presented are considered to be the most comparable to the subject. Adjustments were considered for property rights conveyed, improving market conditions, conditions of sale, and financing concessions. The sales were also adjusted for physical characteristics. Adjustments have been considered in the following categories: location, size, shape, utilities and topography. Location adjustments consider the premium a buyer pays for property in a subdivision vs. on a through street. Adjustments for size reflects the principle that larger parcels tend to sell for less per unit than smaller parcels, all other things being equal. Adjustments for topography may be necessary to adjust for sloped lands which are difficult, impossible or more expensive to develop. Adjustments for shape reflect differences in shape which make a property more or less desirable often due to excessive development costs for irregularly shaped parcels. The sales range from \$3.65 to \$6.09 per s.f., with an average of \$4.80 and a median of \$4.65 per s.f. Giving consideration to all of the sales, I have correlated the indications at a unit of \$5.00 per s.f.</p>	
Reconciled Value:	\$5.00 per s.f.

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
028-19A-20-054	96 s.f.	75%	N/A	\$5.00/s.f.	Channel Easement	\$400
Total:						\$400

Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
Total:						\$0.00

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
Total:		\$0.00


Preparers Conclusion


Comments	
<p>The purpose of the project is for channel reconstruction and maintenance on the east side of Medina Street.</p> <p>The acquisition consists of a Channel Easement that contains 0.0022 net acre or 96 net square feet. It is located at the northwestern corner of the property and is trapezoidal in shape. The maximum depth is 7.09 feet. The purpose of the acquisition is for the reconstruction and maintenance of the channel. The land in the easement area has been valued at 75% of the value of the underlying land based upon the percentage of rights being acquired. The channel easement is located along the existing channel along the northern property line.</p> <p>After the acquisition, the property will contain 0.215 net acres or 9,365 net square feet that will be encumbered by a 0.0022 acre or 96 square foot channel easement. The residue site will remain a legal nonconforming use. The taking does not affect the value of the property beyond the pro-rata value of the land and site improvements which are taken.</p>	
Total Estimated Compensation:	\$400

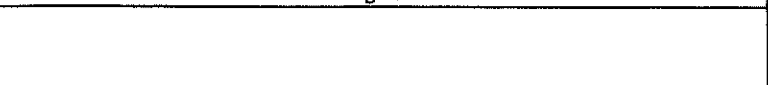
FMVE Conclusion

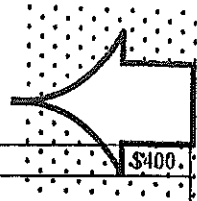
Comments	
<p>The conclusions of this report appear to be fair and reasonable.</p>	
Total FMVE:	\$400



Signatures	
Signature	
	
Typed Name:	Emily L. Braman
Title:	Appraiser, MAI, SRA, AI-GRS
Date:	November 15, 2024

Signatures	
Signature	
	
Typed Name:	Dennis Hanwell
Title:	Mayor, City of Medina
Date:	02/11/2025

Administration Settlement			
Signature			
			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	
THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)			



REQUIRED ATTACHMENTS 028-19A-20-054	
Photographs of the Subject Property Aerial View of the Subject Sketch of the Subject Legal Map of Comparable Sales Qualifications of Appraiser	

JURISDICTIONAL EXCEPTION DISCLOSURE:

This Value Analysis was developed and reported under the Jurisdictional Exception provision of the Uniform Standards of Professional Appraisal Practice (USPAP). This report is in compliance with Section 4200.02(B) of the Real Estate Manual (6/4/2019) of the Ohio Department of Transportation's (ODOT) Office of Real Estate. This report is also in compliance with Federal Public Law 91-646 as amended by Public Law 100-17 49 known as the Uniform Relocation and Real Property Acquisition Policies Act, Title III, Section 301, (2), United States Code 42 USC Ch.61 Sec. 4651 (2) and the Code of Federal Regulations 49CFR 24.102 (c)(2)(A) as well as the Ohio Revised Code 163.59 (C) and the Ohio Administrative Code Section 5501:2-5-06 (B)(3)(b)(ii)(a), effective on 12/16/19. The revised section of regulation is provided as follows:

- (B) Basic acquisition policies
 - (3) Appraisal, waiver thereof, and invitation to owner:
 - (b) An appraisal is not required if:
 - (ii) The agency determines that an appraisal is unnecessary because the valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at ten thousand dollars or less, based on a review of available data.
 - (a) When an appraisal is determined to be unnecessary, the agency shall prepare a waiver valuation. Persons preparing or reviewing a waiver valuation are precluded from complying with standard rules 1, 2, 3 and 4 of the "Uniform Standards of Professional Appraisal Practice" (USPAP), as in effect in the current -edition, as promulgated by the "Appraisal Standards Board" of the Appraisal Foundation, which can be found at <http://www.uspap.org>

This Value Analysis was developed by ODOT in accordance with the waiver valuation provisions in both the Federal and State laws and regulations cited above. By definition of law and regulation, the Value Analysis and Value Analysis Review is compliant with USPAP when it is used in accordance with the procedures published in ODOT's Real Estate Manual. This Jurisdictional Exception allows certified or licensed appraisers to prepare and/or review the Value Analysis Report.



DRO. 34-25

OWNER'S NAME

Montrose Land Corporation

COUNTY Medina
ROUTE W. Smith Road
SECTION N/A
PARCEL NO. 028-19A-20-049
PROJECT I.D. NO. 23-285

Subject			APN		
Address/Location	Zoning	Utilities	028-19A-20-049		
245 Medina Street, Medina, Ohio	I-1; Industrial	All City	Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			1.55	Acres	Industrial Use

Comments
The total subject area is 1.55 acres (67,518 square feet) gross and net of roadways. It is located at 245 Medina Street, Medina, Medina County, Ohio. It is owned by Montrose Land Corporation and is improved with a 3,337 square foot outbuilding built in 1961 and a 4,079 square foot industrial warehouse built in 1961. The property has 185 feet of frontage along Medina Street and 45 feet of frontage along Prospect Street. It is irregular in shape and has a maximum depth of 185 feet. It is located in Flood Zone X - Area of Minimal Flood Hazard. The topography of the site is generally level with slight sloping along the southern property line. The property is zoned I-1; Industrial which permits general industrial, light manufacturing, mixed-use, office, greenhouses, research and development, self-storage, veterinary office, warehouse, wholesale, and a variety of conditionally permitted uses. The minimum lot size is 21,780 square feet, the minimum lot width at the building line and the minimum lot frontage is 100 feet. The minimum side and rear yard is 25 feet (50 feet when adjacent to a residential district), and the minimum front yard requirement is 25 feet (100 feet when adjacent to a residential district). The property is a legal nonconforming use as it does not meet the minimum rear yard requirement. It is known as the Medina County Auditor's Permanent Parcel Number 028-19A-20-049. The property consists of one parcel with the same ownership and the same highest and best use. Thus, the larger parcel consists of the existing site containing 1.55 (net) acres. The property has not sold in the past 5 years. As if vacant, the highest and best use of the site is for industrial development.

Comparable Sales				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	2844 Westway Drive, Brunswick	Industrial Development	Public Record and Agent	1/31/2024
APN(s)		Zoning	Utilities	Sale Price
003-18D-12-044		I-L; Light Industrial	All City	\$265,000
			Parcel Size (net)	
			2.9069 acres	
			Unit Value Indication	
\$91,162/Ac. or \$2.09/s.f.				

Comments
This was an arm's length sale of a 2.9069-acre parcel of land in Brunswick. It was a cash to seller sale. The parcel is mostly rectangular in shape and has generally level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	5854 Smith Road, Medina City/Lafayette Township	Industrial Development	Public Record	12/16/2021
APN(s)		Zoning	Utilities	Sale Price
053-31C-02-007		I-1; Industrial	All City	\$100,000
			Parcel Size (net)	
			4.1414 acres	
			Unit Value Indication	
\$24,146/Ac. or \$0.55/s.f.				

Comments
This was an arm's length sale of a 4.1414-acre parcel of land in the City of Medina/Lafayette Township. It was a cash to seller sale. The parcel is triangular in shape and has generally level topography with slight sloping at the eastern portion of the site. The property is located in Flood Zone X - Area of Minimal Flood Hazard.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	Progress Drive, Medina	Industrial Development	Public Record	4/30/2024
APN(s)		Zoning	Utilities	Sale Price
029-19A-16-028		I-1; Industrial	All City	\$295,000
			Parcel Size (net)	
			6.78 acres	
			Unit Value Indication	
\$43,510/Ac. or \$1.00/s.f.				

Comments
This was an arm's length sale of a 6.78-acre parcel of land in the City of Medina. It was a cash to seller sale. The parcel is irregular in shape and has rolling topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.



Overall Comments / Reconciliation

Comments

Sales similar to the subject were researched and the sales presented are considered to be the most comparable to the subject. Adjustments were considered for property rights conveyed, improving market conditions, conditions of sale, and financing concessions. The sales were also adjusted for physical characteristics. Adjustments have been considered in the following categories: location, size, shape, utilities and topography. Location adjustments consider the premium a buyer pays for property in a subdivision vs. on a through street. Adjustments for size reflects the principle that larger parcels tend to sell for less per unit than smaller parcels, all other things being equal. Adjustments for topography may be necessary to adjust for sloped lands which are difficult, impossible or more expensive to develop. Adjustments for shape reflect differences in shape which make a property more or less desirable often due to excessive development costs for irregularly shaped parcels. The sales range from \$0.55 to \$2.09 per s.f., with an average of \$1.21 and a median of \$1.00 per s.f. Giving consideration to all of the sales, I have correlated the indications at a unit of \$1.50 per s.f.

Reconciled Value: \$1.50 per s.f.

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
028-19A-20-059	980 s.f.	75%	N/A	\$1.50/s.f.	Channel Easement	\$1,150
Total:						\$1,150

Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
Total:						\$0.00

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
Total:		\$0.00

Preparers Conclusion

Comments

The purpose of the project is for channel reconstruction and maintenance on the east side of Medina Street.

The acquisition consists of a Channel Easement that contains 0.0225 net acre or 980 net square feet. It is located at the southwestern corner of the property and is trapezoidal in shape. The maximum depth is 30.16 feet and runs along Medina Street for 53.49 feet. The purpose of the acquisition is for the reconstruction and maintenance of the channel. The land in the easement area has been valued at 75% of the value of the underlying land based upon the percentage of rights being acquired, the channel easement is located along the existing channel along the southern property line.

After the acquisition, the property will contain 1.55 net acres or 67,518 net square feet that will be encumbered by a 0.0225 acre or 980 square foot channel easement. The residue site will remain a legal nonconforming use. The taking does not affect the value of the property beyond the pro-rata value of the land and site improvements which are taken.

Total Estimated Compensation: \$1,150

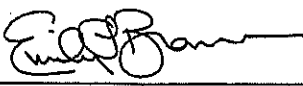
FMVE Conclusion


Comments


The conclusions of this report appear to be fair and reasonable.

Total FMVE: \$1,150



Signatures	
Signature	
	
Typed Name:	Emily L. Braman
Title:	Appraiser, MAI, SRA, AI-GRS
Date:	November 15, 2024

Signature	
	
Typed Name:	Dennis Hanwell
Title:	Mayor, City of Medina
Date:	02-11-2025

Administration Settlement			
Signature			
			
Typed Name:		FMVE Amount:	\$1,500
Title:		Additional Amount:	
Date:		Total Settlement:	
<p>THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)</p>			

REQUIRED ATTACHMENTS 028-19A-20-049
Photographs of the Subject Property Aerial View of the Subject Sketch of the Subject Legal Map of Comparable Sales Qualifications of Appraiser

JURISDICTIONAL EXCEPTION DISCLOSURE:

This Value Analysis was developed and reported under the Jurisdictional Exception provision of the Uniform Standards of Professional Appraisal Practice (USPAP). This report is in compliance with Section 4200.02(B) of the Real Estate Manual (6/4/2019) of the Ohio Department of Transportation's (ODOT) Office of Real Estate. This report is also in compliance with Federal Public Law 91-646 as amended by Public Law 100-17 49 known as the Uniform Relocation and Real Property Acquisition Policies Act, Title III, Section 301, (2), United States Code 42 USC Ch.61 Sec. 4651 (2) and the Code of Federal Regulations 49CFR 24.102 (c)(2)(A) as well as the Ohio Revised Code 163.59 (C) and the Ohio Administrative Code Section 5501:2-5-06 (B)(3)(b)(ii)(a), effective on 12/16/19. The revised section of regulation is provided as follows:

- (B) Basic acquisition policies
 - (3) Appraisal, waiver thereof, and invitation to owner:
 - (b) An appraisal is not required if:
 - (ii) The agency determines that an appraisal is unnecessary because the valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at ten thousand dollars or less, based on a review of available data.
 - (a) When an appraisal is determined to be unnecessary, the agency shall prepare a waiver valuation. Persons preparing or reviewing a waiver valuation are precluded from complying with standard rules 1, 2, 3 and 4 of the "Uniform Standards of Professional Appraisal Practice" (USPAP), as in effect in the current -edition, as promulgated by the "Appraisal Standards Board" of the Appraisal Foundation, which can be found at <http://www.uspap.org>

This Value Analysis was developed by ODOT in accordance with the waiver valuation provisions in both the Federal and State laws and regulations cited above. By definition of law and regulation, the Value Analysis and Value Analysis Review is compliant with USPAP when it is used in accordance with the procedures published in ODOT's Real Estate Manual. This Jurisdictional Exception allows certified or licensed appraisers to prepare and/or review the Value Analysis Report.



ORD. 34-25

OWNER'S NAME

Laura L. and Todd A. Naftzger

COUNTY Medina
ROUTE W. Smith Road
SECTION N/A
PARCEL NO. 028-19A-20-055
PROJECT I.D. NO. 23-285

Subject			APN		
Address/Location	Zoning	Utilities	028-19A-20-055		
555 W. Smith Road, Medina, Ohio	R-3; High Density Urban Residential	All City	Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
Comments			0.135	Acres	Residential Use
<p>The total subject area is 0.135 acre¹ (5,881 square feet) gross and net of roadways. It is located at 555 W. Smith Road, Medina, Medina County, Ohio. It is owned by Laura L. and Todd A. Naftzger and is improved with a 744 square foot residence built in 1920 and a 280 square food garage built in 1930. The property has 50 feet of frontage on W. Smith Road and 144.51 feet of frontage along Medina Street. It is trapezoidal in shape and has a maximum depth of 135 feet. It is located in Flood Zone X - Area of Minimal Flood Hazard. The topography of the site is generally level. The property is zoned R-3; High Density Urban Residential which permits single-family detached dwellings and a variety of conditionally permitted uses. The minimum lot size is 8,000 square feet, the minimum lot width at the building line is 75 feet, and the minimum lot frontage is 40 feet. The minimum rear yard is 30 feet, the minimum front yard is 40 feet, and the minimum side yard is 5 feet. The maximum building height is 35 feet. The site is a legal nonconforming use, as it does not meet the minimum lot size and width requirements. It is known as the Medina County Auditor's Permanent Parcel Number 028-19A-20-055. The property consists of one parcel with the same ownership and the same highest and best use. Thus, the larger parcel consists of the existing site containing 0.135 (net) acre. The property has not sold in the past 5 years. As if vacant, the highest and best use of the site is for residential development.</p>					

Comparable Sales				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	247 S. Elmwood Avenue, Medina	Residential Development	Public Record	6/23/2023
APN(s)		Zoning	Utilities	Sale Price
028-19A-21-269		R-3; High Density Urban Residential	All City	\$50,000
			Parcel Size (net)	
			0.1886 acres	
				Unit Value Indication
				\$265,111/Ac. or \$6.09/s.f.

Comments
This was an arm's length sale of a 0.1886-acre parcel of land in the City of Medina. It was a cash to seller sale. The parcel is mostly rectangular in shape and has level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	S. Vine Street, Medina	Residential Development	Public Record & Listing Agent	6/18/2021
APN(s)		Zoning	Utilities	Sale Price
028-19A-21-312		R-3; High Density Urban Residential	All City	\$20,000
			Parcel Size (net)	
			0.0987 acres	
				Unit Value Indication
				\$202,558/Ac. or \$4.65/s.f.

Comments
This was an arm's length sale of a 0.0987-acre parcel of land in the City of Medina. It was a cash to seller sale. The parcel is rectangular in shape and has level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	W. Park Boulevard, Medina	Residential Development	Public Record & Buyer Agent	7/1/2024
APN(s)		Zoning	Utilities	Sale Price
028-19C-09-217		R-1; Low Density Residential	All City	\$49,000
			Parcel Size (net)	
			0.3081 acres	
				Unit Value Indication
				\$159,039/Ac. or \$3.65/s.f.

Comments
This was an arm's length sale of a 0.3081-acre parcel of land in the City of Medina. It was a cash to seller sale. The parcel is mostly rectangular in shape and has generally level topography with slight sloping at the southwestern corner of the site. The property is located in Flood Zone X - Area of Minimal Flood Hazard. There is an existing ingress/egress easement along the northeastern property line.

¹ Per Medina County GIS Measurement



Overall Comments / Reconciliation

Comments

Sales similar to the subject were researched and the sales presented are considered to be the most comparable to the subject. Adjustments were considered for property rights conveyed, improving market conditions, conditions of sale, and financing concessions. The sales were also adjusted for physical characteristics. Adjustments have been considered in the following categories: location, size, shape, utilities and topography. Location adjustments consider the premium a buyer pays for property in a subdivision vs. on a through street. Adjustments for size reflects the principle that larger parcels tend to sell for less per unit than smaller parcels, all other things being equal. Adjustments for topography may be necessary to adjust for sloped lands which are difficult, impossible or more expensive to develop. Adjustments for shape reflect differences in shape which make a property more or less desirable often due to excessive development costs for irregularly shaped parcels. The sales range from \$3.65 to \$6.09 per s.f., with an average of \$4.80 and a median of \$4.65 per s.f. Giving consideration to all of the sales, I have correlated the indications at a unit of \$5.00 per s.f.

Reconciled Value: \$5.00 per s.f.

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
028-19A-20-055	131 s.f.	75%	N/A	\$5.00/s.f.	Channel Easement	\$500
Total:						\$500

Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
Total:						\$0.00

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
Total:		\$0.00

Preparers Conclusion

Comments

The purpose of the project is for channel reconstruction and maintenance on the east side of Medina Street.

The acquisition consists of a Channel Easement that contains 0.003 net acre or 131 net square feet. It is located along the northern property of the property and is trapizoidal in shape. The maximum depth is 7.09 feet. The purpose of the acquisition is for the reconstruction and maintenance of the channel. The land in the easement area has been valued at 75% of the value of the underlying land based upon the percentage of rights being acquired. The channel easement is located along the existing channel along the northern property line.

After the acquisition, the property will contain 0.135 net acre or 5,881 net square feet that will be encumbered by a 0.003 acre or 131 square foot channel easement. The residue will remain a legal nonconforming use. The taking does not affect the value of the property beyond the pro-rata value of the land and site improvements which are taken.

Total Estimated Compensation: \$500


FMVE Conclusion

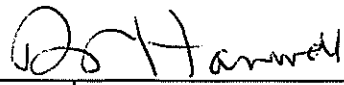
Comments

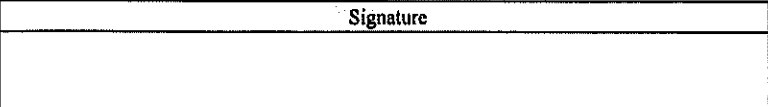
The conclusions of this report appear to be fair and reasonable.

Total FMVE: \$500



Signatures	
Signature	
	
Typed Name:	Emily L. Braman
Title:	Appraiser, MAI, SRA, AI-GRS
Date:	November 15, 2024

Signature	
	
Typed Name:	Dennis Hanwell
Title:	Mayor, City of Medina
Date:	02-11-2025

Administration Settlement			
Signature			
			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	
THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)			

REQUIRED ATTACHMENTS 028-19A-20-055	
Photographs of the Subject Property Aerial View of the Subject Sketch of the Subject Legal Map of Comparable Sales Qualifications of Appraiser	

JURISDICTIONAL EXCEPTION DISCLOSURE:

This Value Analysis was developed and reported under the Jurisdictional Exception provision of the Uniform Standards of Professional Appraisal Practice (USPAP). This report is in compliance with Section 4200.02(B) of the Real Estate Manual (6/4/2019) of the Ohio Department of Transportation's (ODOT) Office of Real Estate. This report is also in compliance with Federal Public Law 91-646 as amended by Public Law 100-17 49 known as the Uniform Relocation and Real Property Acquisition Policies Act, Title III, Section 301, (2), United States Code 42 USC Ch.61 Sec. 4651 (2) and the Code of Federal Regulations 49CFR 24.102 (c)(2)(A) as well as the Ohio Revised Code 163.59 (C) and the Ohio Administrative Code Section 5501:2-5-06 (B)(3)(b)(ii)(a), effective on 12/16/19. The revised section of regulation is provided as follows:

- (B) Basic acquisition policies
 - (3) Appraisal, waiver thereof, and invitation to owner:
 - (b) An appraisal is not required if:
 - (ii) The agency determines that an appraisal is unnecessary because the valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at ten thousand dollars or less, based on a review of available data.
 - (a) When an appraisal is determined to be unnecessary, the agency shall prepare a waiver valuation. Persons preparing or reviewing a waiver valuation are precluded from complying with standard rules 1, 2, 3 and 4 of the "Uniform Standards of Professional Appraisal Practice" (USPAP), as in effect in the current -edition, as promulgated by the "Appraisal Standards Board" of the Appraisal Foundation, which can be found at <http://www.uspap.org>

This Value Analysis was developed by ODOT in accordance with the waiver valuation provisions in both the Federal and State laws and regulations cited above. By definition of law and regulation, the Value Analysis and Value Analysis Review is compliant with USPAP when it is used in accordance with the procedures published in ODOT's Real Estate Manual. This Jurisdictional Exception allows certified or licensed appraisers to prepare and/or review the Value Analysis Report.

