

**STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
COMPARABLE PROPERTY ANALYSIS**

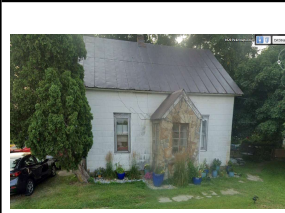
County FAI
Route US33
Section 2.62
Parcel No 037-O
PID No 77555

Subject

Comp#1

Comp#2

Comp#3



Address: 6920 Pickerington Road
Carroll, OH

35 Busey Road
Canal Winchester, OH 43110

1714 Baltimore Rd NW
Lancaster, OH 43130

1591 Coonpath Rd NE
Lancaster, OH 43130

Lot Size: .63 acres

2 acres

0.83 acres

0.91 acres

Type of Dwelling: 1.5 story

2-Story Single Family

2-Story Single Family

1 Story

Exterior Finish: Asbestos

Stucco

Brick / Aluminum

Aluminum

Age: 124

47

124

52

Neighborhood: Rural / Residential

Rural / Residential

Rural / Residential

Rural / Residential

Garage: Yes

Yes

Yes

Yes

Car Count: 2 Car

2 Car

2+Car

2+Car

Att / Det: Detached

Attached

Detached

Detached

Basement: Yes

Yes

Yes

Yes

Full / Part: Full

Partial

Full

Full

Fin. / Unfin: Unfinished

Unfinished

Unfinished

Finished

of Rooms: 6

8

7

6

of Bedrooms: 3

4

3

3

of Bathrooms: 1

2.5

1

2

Gross SqFt: Gross 1080

1928 sq ft

1640 sq ft

1445 sq ft

Water: Well

Well

Well

Well

Sewer: Septic

Septic

City

Septic

DS&S? Yes

Yes

Yes

Yes

School District: Perryton/Canal Winchester

Canal Winchester LSD

Lancaster CSD

Lancaster CSD

Distance to Public Transportation: 0

0

0

0

A/C? Yes

Yes

Yes

Yes

Proximity to Emplmt: N/A

0

0

0

Listing Agent Name / Contact: 

Jerri K Furniss

Audrey Barr

Robert Mack

FMVE / List Price: FMVE \$150,000.00

List Price: \$389,000.00

List Price: \$345,500.00

List Price: 350,000.00

Estimated Differential:

\$239,000.00

\$195,500.00

\$200,000.00

Date Available:

5/1/2024

4/1/2024

5/1/2024