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**MEMORANDUM**

**DATE: March 18, 2024**

**TO: Patty Moorman**

**FROM: Kimber L Heim**

**SUBJECT: DISPLACEMENT SITE AND COMPARABLE ANALYSIS**

**PID: 77555 FAI 033**

**PARCEL: 037 WD, Ron L. Johnston and Judith L. Stella**

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|  | Displacement Site: 6920 Pickerington Road  Carroll, OH |  |
|  | Displacement Site is a three (3) Bedroom, one (1) bath, Single-Family, 2 story residence. Site is on a 0.63 acre lot, per the Fairfield County Auditor which consists of 0.51 acres residential lot and 0.12 acres currently present road occupied (PRO). Exterior of the residence is asbestos shingles. There are two (2) outbuildings: one (1) 140 SF metal and one (1) 155 SF wood shed. There is a fenced in yard with a fire pit and an above-ground pool. The house has a small, stucco front porch and an entryway in the rear which serves as extra space for the animals at the house.  The house has a 240 SF est. living room and 240 SF est. dining room/family room. The kitchen is 180 SF estimate with entry to the back porch on the south side which is 84 SF, and a 96 SF enclosed frame porch which opens to the back area of the house and 2-car garage. There is one (1) bedroom on the main floor of the house, 120 SF estimate with the only bathroom entry on the right and the bedroom entrance on the left of the main floor of the residence. The bathroom is small, cramped has a window, bathtub/shower, sink/vanity and toilet. The second and third bedrooms are on the second floor of the residence and both have approximately 360 SF each with built-in closets.  Generally, the residence is clean and tidy and in average repair with no updates except the first floor bathroom which was done in the late 90’s after the Johnston’s purchased the residence. |  |
|  | The house was built in the early 1900’s and has not been upgraded but has been maintained throughout the years.  Asbestos siding/shingles is not a desirable exterior finish and will need special care during removal.  The interior of the house has a back porch which is used as a pet area as well, a small front porch, 35 SF estimate, which houses the front door entrance. Once inside to the right of the front door is a large dining/family room with wood floors and stucco walls which contains two (2) large fish tanks, one is 75 gallon and the second is 50 gallon, on the left side of the front entry door is a living room which contains an eight (8) foot boa constrictor habitat has original wood floors and stucco walls, the kitchen is connected to the back porch and the door to the crawl space. There is a typical amount of cabinetry, formica countertops and vinyl flooring in average condition. There is minimal built-in storage in any room in the house but the kitchen.  There is a 528 SF two-car garage which is in less than average repair, in fact, the garage door is unable to close. The house uses heating oil and does have air conditioning.  The backyard is park-like with mature trees and grassy areas. One of the outbuildings is the owner’s summer kitchen but has been used as storage for years. A metal storage building on the property is utilized for storing lawn care needs and miscellaneous items. The fence surrounding the back yard is a wood frame with fencing installed in the frame and in fair to bad condition. The above ground pool has been utilized for the pets in the summers for heat and play. |  |
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