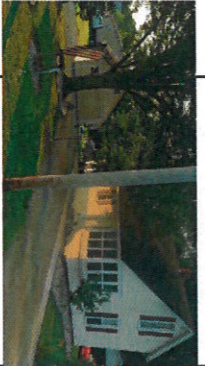


STATE OF OHIO  
DEPARTMENT OF TRANSPORTATION  
COMPARABLE PROPERTY ANALYSIS

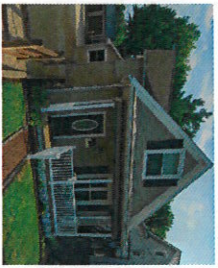
County: FAI  
Route: US33  
Section: 2.62  
Parcel No: 038-O  
PID No: 77555

Subject



Address:	6930 Pickerington Road NW
	Carroll, OH 43112
Lot Size:	.38 acres
Type of Dwelling:	1.5 Story
Exterior Finish:	Aluminum
Age:	124 yrs
Neighborhood:	Rural / Residential
Garage:	Yes
Car Count:	2+Car
Att / Det:	Detached
Basement:	Yes
Full / Part:	Full
Fin. / Unfin:	Unfinished
# of Rooms:	5
# of Bedrooms:	2
# of Bathrooms:	1
Gross SqFt:	Gross 760
Water:	City
Sewer:	Septic
DS&S?	Yes
School District:	Bloom Carroll LSD
Distance to Public Transportation:	0
A/C?	Yes
Proximity to Emplmt:	0
Listing Agent Name / Contact:	
FMV/E / List Price:	
	FMV/E \$190,000.00
Estimated Differential:	
	Date Available:

Comp#1



Address:	1120 W. Market Street
	Baltimore, OH 43105
Lot Size:	0.1873 acres
Type of Dwelling:	1.5 Story
Exterior Finish:	Aluminum
Age:	124
Neighborhood:	Residential
Garage:	Yes
Car Count:	3+Car
Att / Det:	Detached
Basement:	Yes
Full / Part:	Partial
Fin. / Unfin:	Unfinished
# of Rooms:	5
# of Bedrooms:	3
# of Bathrooms:	2
Gross SqFt:	1185 sq ft
Water:	City
Sewer:	City
DS&S?	Yes
School District:	Liberty Union - Thurston LSD
Distance to Public Transportation:	0
A/C?	Yes
Proximity to Emplmt:	0
Listing Agent Name / Contact:	Timothy Spites
FMV/E / List Price:	
	List Price: \$230,000.00
Estimated Differential:	\$40,000.00
	3/1/2024

Comp#2



Address:	6355 Hopewell Church Rd SW
	Lancaster, OH 43130
Lot Size:	1.45 acres
Type of Dwelling:	1 Story
Exterior Finish:	Aluminum
Age:	59
Neighborhood:	Rural / Residential
Garage:	Yes
Car Count:	1 Car
Att / Det:	Attached
Basement:	Yes
Full / Part:	Full
Fin. / Unfin:	Unfinished
# of Rooms:	5
# of Bedrooms:	3
# of Bathrooms:	1
Gross SqFt:	1056 sq ft
Water:	Well
Sewer:	Septic
DS&S?	Yes
School District:	Amanda-Clearcreek LSD
Distance to Public Transportation:	0
A/C?	Yes
Proximity to Emplmt:	0
Listing Agent Name / Contact:	Bryce Brumfield
FMV/E / List Price:	
	List Price: \$220,000.00
Estimated Differential:	\$30,000.00
	4/1/2024

Comp#3



Address:	7010 Revenge Rd SW
	Lancaster, OH 43130
Lot Size:	0.57 acres
Type of Dwelling:	1 Story
Exterior Finish:	Aluminum
Age:	48
Neighborhood:	Rural / Residential
Garage:	Yes
Car Count:	1 Car
Att / Det:	Detached
Basement:	Yes
Full / Part:	Full
Fin. / Unfin:	Unfinished
# of Rooms:	5
# of Bedrooms:	3
# of Bathrooms:	1
Gross SqFt:	1056 sq ft
Water:	Well
Sewer:	Septic
DS&S?	Yes
School District:	Berne Union LSD
Distance to Public Transportation:	0
A/C?	Yes
Proximity to Emplmt:	0
Listing Agent Name / Contact:	Sarah Bayat
FMV/E / List Price:	
	List Price: \$259,999.00
Estimated Differential:	\$69,999.00
	5/1/2024