

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

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

Subject

Comp#1

Comp#2

Comp#3



Address:	6930 Pickerington Road NW Carroll, OH 43112	1120 W. Market Street Baltimore, OH 43105	6355 Hopewell Church Rd SW Lancaster, OH 43130	7010 Revenge Rd SW Lancaster, OH 43130
Lot Size:	.38 acres	0.1873 acres	1.45 acres	0.57 acres
Type of Dwelling:	1.5 Story	1.5 Story	1 Story	1 Story
Exterior Finish:	Aluminum	Aluminum	Aluminum	Aluminum
Age:	124 yrs	124	59	48
Neighborhood:	Rural / Residential	Residential	Rural / Residential	Rural / Residential
Garage:	Yes	Yes	Yes	Yes
Car Count:	2+Car	3+Car	1 Car	1 Car
Att / Det:	Detached	Detached	Attached	Detached
Basement:	Yes	Yes	Yes	Yes
Full / Part:	Full	Partial	Full	Full
Fin. / Unfin.	Unfinished	Unfinished	Unfinished	Unfinished
# of Rooms:	5	5	5	5
# of Bedrooms:	2	3	3	3
# of Bathrooms:	1	2	1	1
Gross SqFt:	Gross 760	1185 sq ft	1056 sq ft	1056 sq ft
Water:	City	City	Well	Well
Sewer:	Septic	City	Septic	Septic
DS&S?	Yes	Yes	Yes	Yes
School District:	Bloom Carroll LSD	Liberty Union -Thurston LSD	Amanda-Clearcreek LSD	Berne Union LSD
Distance to Public Transportation:	0	0	0	0
A/C?	Yes	Yes	Yes	Yes
Proximity to Emplmt:	0	0	0	0
Listing Agent Name / Contact:	XXXXXXXXXX	Timothy Spires	Bryce Brumfield	Sarah Bayat
FMVE / List Price:	FMVE \$190,000.00	List Price: \$230,000.00	List Price: \$220,000.00	List Price: \$259,999.00
	Estimated Differential:	\$40,000.00	\$30,000.00	\$69,999.00
	Date Available:	3/1/2024	4/1/2024	5/1/2024