

**MEMORANDUM**

**DATE: March 18, 2024**

**TO: Patty Moorman**

**FROM: Kimber L Heim**

**SUBJECT: DISPLACEMENT SITE AND COMPARABLE ANALYSIS**

**PID: 77555 FAI 033**

 **PARCEL: 038 WD, Gerald R. Parker and Dianne Kay Parker, deceased**

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|  | **Displacement Site: 6930 Pickerington Road** **Carroll, OH**  |  |
|  | Displacement Site is a two (2) Bedroom, one (1) bath, 1080 SF Single-Family, 1.5 story residence. Site is on a 0.380 acre lot, per the Fairfield County Auditor which consists of 0.305 acres residential lot and 0.075 acres currently present road occupied (PRO). Exterior of the residence is aluminum siding. There are two (2) garages: one (1) 640 SF and one (1) 425 SF, both have aluminum siding exteriors and are detached from the residence. The house has a 104 SF 3Season Enclosed Porch.The house has a 240 SF est. living room. The kitchen is 112 SF with formica countertops, and adequate storage with a center island. The kitchen also has an additional exit to the back patio on the east side of the residence with concrete walkways that lead to both garages and the improved 68 SF office shed, and a fire pit area. The bathroom is on the main floor in a family room and the stairs to the upper floor. There is an add on storage closet on the left side of the staircase. The 56 SF estimated bathroom is in average condition with ample space and a bathtub/shower, sink/vanity and toilet. The 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. |  |
|  | The house was built in the early 1900’s and has not been upgraded but has been maintained throughout the years. The entry to the house is through a 3 Season Room addition which has entry. This room has carpet and heat with updated windows. The kitchen at the east end of the room. The kitchen has normal cabinet space for this size kitchen with an additional island for counter space and storage. There is no dishwasher. There is a carpeted living room/family room with paneling and several windows. The upstairs is accessed by a not up to code staircase which opens to one bedroom and on the right side of the staircase opening is the second bedroom. Both have small closets. There is minimal built-in storage in any room in the house but the kitchen.There are two detached garages, one a 425 SF one-car garage which is used for boat storage and woodworking hobby. The second garage is 630 SF with an upstairs compartment just for storage which is accessed by a wooden ladder attached to the wall of the garage. Both garages are in above average condition with concrete floors and windows for ventilation. The house uses heating oil and does have air conditioning. The house is serviced by private well and private septic.The backyard is park-like with several trees and grassy areas. One of the outbuildings is the owner’s 68 SF office space which is clean, carpeted with electric. The basement is in average condition and houses the furnace, hot water tank and laundry facilities, very small and no storage areas contained in this basement.The auditor has the residence as 760 SF living area, but the room measurements calculate to 1080 SF living area.  |  |
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