

STATE OF OHIO  
DEPARTMENT OF TRANSPORTATION  
COMPARABLE PROPERTY ANALYSIS

County MUS  
Route 376  
Section 5.09  
Parcel No 010-1  
PID No 115989

Subject

Comp#1

Comp#2

Comp#3



Address:	8895 Gaysport Hill Road
Lot Size:	Gaysport, OH 43720
Type of Dwelling:	1.061 acres
Exterior Finish:	1 Story
Age:	Wood
Neighborhood:	123
Garage:	Rural / Residential
Car Count:	No
Att / Det:	0
Basement:	Yes
Full / Part:	Partial
Fin. / Unfin.	Unfinished
# of Rooms:	4
# of Bedrooms:	2
# of Bathrooms:	1
Gross SqFt:	Gross 918
Water:	Well
Sewer:	Septic
DS&S?	Yes
School District:	Franklin SD
Proximity to Public Transportation:	0
A/C?	No
Proximity to Emplmt:	25
Listing Agent Name / Contact:	
Site Base / Comp Base	Site Base: \$475.00
Rent Differential Est:	
Date Available:	

Address:	830 Race Street
Lot Size:	Zanesville, OH 43701
Type of Dwelling:	0.141
Exterior Finish:	1 Story
Age:	Aluminum
Neighborhood:	93
Garage:	Residential
Car Count:	No
Att / Det:	N/A
Basement:	N/A
Full / Part:	Yes
Fin. / Unfin.	Full
# of Rooms:	Unfinished
# of Bedrooms:	5
# of Bathrooms:	2
Gross SqFt:	1
Water:	688
Sewer:	City
DS&S?	City
School District:	Yes
Proximity to Public Transportation:	Zanesville CSD
A/C?	0
Proximity to Emplmt:	No
Listing Agent Name / Contact:	10
Site Base / Comp Base	Jazzlynn Gay
Rent Differential Est:	Comp: \$850.00
Date Available:	\$15,750.00
	1/30/2024

Address:	1504 Carroll Street
Lot Size:	Zanesville, OH 43701
Type of Dwelling:	0.096
Exterior Finish:	2-Story Single Family
Age:	Wood
Neighborhood:	121
Garage:	Residential
Car Count:	No
Att / Det:	N/A
Basement:	N/A
Full / Part:	Yes
Fin. / Unfin.	Full
# of Rooms:	Unfinished
# of Bedrooms:	5
# of Bathrooms:	3
Gross SqFt:	1
Water:	1248
Sewer:	City
DS&S?	City
School District:	Yes
Proximity to Public Transportation:	Zanesville CSD
A/C?	0
Proximity to Emplmt:	Yes
Listing Agent Name / Contact:	10
Site Base / Comp Base	Jazzlynn Gay
Rent Differential Est:	Comp: \$850.00
Date Available:	\$15,750.00
	1/30/2024

Address:	947 Moxahala Street
Lot Size:	Zanesville, OH 43701
Type of Dwelling:	0.102
Exterior Finish:	1 Story
Age:	Wood
Neighborhood:	122
Garage:	Residential
Car Count:	No
Att / Det:	N/A
Basement:	N/A
Full / Part:	Yes
Fin. / Unfin.	Full
# of Rooms:	Unfinished
# of Bedrooms:	4
# of Bathrooms:	2
Gross SqFt:	1
Water:	645
Sewer:	City
DS&S?	City
School District:	Yes
Proximity to Public Transportation:	Zanesville CSD
A/C?	0
Proximity to Emplmt:	No
Listing Agent Name / Contact:	10
Site Base / Comp Base	Comp: \$1,000.00
Rent Differential Est:	\$22,050.00
Date Available:	1/30/2024

**STATE OF OHIO  
DEPARTMENT OF TRANSPORTATION  
COMPARABLE UTILITY ANALYSIS  
(FOR TENANT USE ONLY)**

County: MUS  
Route: 376  
Section: 5.09  
Parcel No: 010-1  
PID No: 115989

Subject	Comp 1	Comp 2	Comp 3	Replacement
Electric: <u>\$63.00</u>	<u>\$48.00</u>	<u>\$91.00</u>	<u>\$77.00</u>	
Gas: _____	<u>\$63.00</u>	<u>\$60.00</u>	<u>\$60.00</u>	
Fuel Oil: _____				
LP: <u>\$81.00</u>				
Water: _____	<u>\$27.00</u>	<u>\$27.00</u>	<u>\$27.00</u>	
Sewage: _____	<u>\$48.00</u>	<u>\$48.00</u>	<u>\$48.00</u>	
Other				
trash _____	<u>\$22.00</u>	<u>\$22.00</u>	<u>\$22.00</u>	
I.D. other item: _____				
I.D. other item: _____				
I.D. other item: _____				
Total Utility Usage: <u>\$144.00</u>	<u>\$208.00</u>	<u>\$248.00</u>	<u>\$234.00</u>	<u>\$0.00</u>
Econ. / Contract Rent: <u>\$475.00</u>	<u>\$850.00</u>	<u>\$850.00</u>	<u>\$825.00</u>	
Total Base Rent: <u>\$619.00</u>	<u>\$1,058.00</u>	<u>\$1,098.00</u>	<u>\$1,059.00</u>	<u>\$0.00</u>

**30% of Income VERSUS Site Base Rent**

Income Limit - Designated Area: \$0.00 Gross Monthly Income: \$0.00  
 Low Income Limit: \$0.00 X 30% of Income: \$0.00  
 Annual Income of Principle Wage Earner: \$0.00 Site Base Rent: \$619.00  
 Qualified as Low Income: No Lesser of 30% or Base: \$0.00