Logo

Description automatically generated

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Item** | | **Subject** | | | | **Comparable #2** | | | | **Comparable #3** | |
| Address | | 8895 Gaysport Hill Road  Gaysport, OH 43720 | | | | 1328 Richey Road  Unit B  Zanesville OH 43701 | | | | 633 Baker Street  Zanesville, OH 43701 | |
| Monthly Rental Rate | | 0 | | | | 900 | | | | 895 | |
| Data Source:  (newspaper, realtor, internet site) | |  | | | | Internet/Owner | | | | Internet/Owner | |
| Contact Information  (name/phone number) | |  | | | | Tami Passwaters | | | | Tami Passwaters | |
| **Item** | | **Subject** | | | | **Description** | | **Adjustment** | | **Description** | **Adjustment** |
| Type of Dwelling (single  family, duplex, multi- unit) | | Single/1 acre | | | | Multi/townhome | |  | | Single |  |
| Exterior Finish | | aluminum | | | | Brick/aluminum | |  | | aluminum |  |
| Age of Dwelling | | 1900 | | | | 1975 | | -200 | | 1901 |  |
| Lot size, if applicable | | 1 acre | | | | n/a | |  | | 40 x 60 |  |
| Off Street Parking (number of spaces available to renter) | | yes | | | | yes | |  | | yes |  |
| Garage (number of bays/attached or detached) | | Carport/lean to | | | | no | |  | | no |  |
| Number of rooms above grade | | 5 | | | | 5 | |  | | 7 |  |
| Number of finished rooms below grade | | 0 | | | | 0 | |  | | 0 |  |
| Total number of rooms in home | | 5 | | | | 5 | |  | | 7 |  |
| Basement (Full or Partial, Finished or Unfinished) | | no | | | | no | |  | | crawl |  |
| Number of Bathrooms | | 1 | | | | 1 | |  | | 1 |  |
| Gross Sq. Ft. | | 986 (c) | | | | 1000 | |  | | 1320 | -400 |
| Water: city water or well water | | well | | | | city | | -100 | | city |  |
| Heat: Gas, Oil, Electric, Propane | | wood pellets | | | | electric | | -100 | | gas |  |
| Cooking: electric, gas, other | | electric | | | | electric | |  | | electric |  |
| Air-conditioning | | n/a | | | | yes | | -100 | | window | -50 |
| School District | | Franklin | | | | Zanesville | |  | | Zanesville |  |
| Condition: (good, fair, poor) | | poor | | | | good | |  | | fair |  |
| Other: | | Non DS&S | | | |  | |  | |  |  |
| Indicated Rental Amount | | $0.00 | | | | $400.00 | | | | $445.00 | |
| Market Rent determined | | | to be | **$445.00** | | |  | |
|  |  | | | |  | | | |  | | |
| Signature of Preparer: |  | | | |  | | | | Date: January 18, 2024 | | |