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| **Item** | **Subject** | **Comparable #2** | **Comparable #3** |
| Address | 8895 Gaysport Hill RoadGaysport, OH 43720 | 1328 Richey Road Unit BZanesville OH 43701 | 633 Baker StreetZanesville, 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 (singlefamily, 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 |