



**MEMO TO FILE**

**Date:** January 17, 2024

**TO:** Patty Moorman – Relocation Reviewer

**FROM:** Kimber L. Heim  
Realty Specialist Manager

**RE:** Request for Approval  
Market Rent Calculation

The subject property is located at 8895 Gaysport Hill Road, Blue Rock, OH 43720. The subject is a one-story converted schoolhouse located in a rural residential area of Muskingum County, Ohio. The subject sits on 1.061 acres of land on a hill above Blue Rock/Gaysport, Ohio. The project has a take area of 1.061 acres due to instability of the hill the property sits on in Blue Rock. The subject property has five rooms, which include Living Room attached to the kitchen/dining room, a bathroom, a utility room, and 2 bedrooms. Several other rooms are uninhabitable due to age and deterioration so these rooms were not counted in the total room count.

The property has 1,918 sq ft of living space per the auditor and a basement which is unsafe. The property has a deck and carport. The basement is unfinished and considered uninhabitable to the instability of the foundation. The building was originally built in 1885 and used as a school house until decommissioned in 1950's and sold in late 1950 to be used as a residence. The property is in poor maintenance and borderlines on decent, safe, and sanitary due to the condition of two of the upper rooms, heating by pellet stove, unknown condition of the well servicing the property and the septic system does not seem to be up to code. Actual square footage that is livable is 968 sq ft by room measurements.

Subject property is unique in its initial constructed use as a schoolhouse has been altered through the years to add divided living space and bedrooms.

## Determination of Market Rent

Exhaustive research has been on-going since June 2023. I have utilized internet sites ZILLOW, REDFIN, FACEBOOK Marketplace, Zanesville Rentals, and telephoned Shield Property Management and individual owners of currently rented properties in Muskingum County. My search was for the entirety of Muskingum County from Blue Rock to South Zanesville to Zanesville.

Comparable 2 meets or exceeds all points of comparability which are noted on the RE 611 (T). Comparable has been rented by the same tenant for one year at \$900.00 plus utilities and tenant is required to maintain the grass. This property has the same amount of rooms as the subject property with off-street parking available. This property has A/C where the subject property does not have any cooling at all. This property is located in a better area with access to shopping and other necessary shopping needs. This property has city water and sewer to the property. Property is in good condition and is considered DS&S. With the adjustments for A/C, age of the property, water and sewer availability, and electric heat calculated rent is \$400.00 per month plus utilities.

Comparable 3 meets or exceeds all points of comparability which are noted on the RE 611(T). The property has been rented for the past six months. The rent is \$895.00 per month plus utilities and maintenance of the grass. This property has more rooms and living space than the subject property and window air conditioners provided to the tenant. This property has been maintained adequately to remain DS&S. Property is in fair shape and after the adjustments to the rent for additional square footage and the window air conditioners, the market rent is calculated at \$445.00 per month plus utilities.

The subject tenants were not charged rent due to a family member owning the property. This market rent determination is made based on the information gathered from Shields Properties, Missy Brest, Chad James and Tami Passwaters, all independent owners of rental properties in Zanesville Municipal Area. Rented units range from \$800 to \$1200 and a determination was made after subtracting the betterments in the comparable properties to the subject property that \$445 was equal to the condition of the properties and location. Utilities information was gathered from the Zanesville Metropolitan Housing Authority, 01/01/2023 published.

When using the \$445.00 plus the utility information from the ZMHA Grid = \$144.00, for a market rent of \$599.00.

 I request approval of Market Rent Research and Computation.

Kimber L. Helm

Realty Specialist Manager



# OHIO DEPARTMENT OF TRANSPORTATION

Mike DeWine, Governor

Jack Marchbanks, Ph.D., Director

District 5

9600 Jacksontown Rd., Jacksontown, OH 43030

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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 + utilities**

Signature of Preparer: *[Handwritten Signature]*

Date: January 18, 2024