

## Heim, Kimber

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**From:** Moorman, Patty  
**Sent:** Thursday, January 18, 2024 7:55 AM  
**To:** Heim, Kimber  
**Subject:** RE: 115989 Prime Comp Memo  
**Attachments:** 115989 MUS 376 PCL 010-1 PRIME COMP RSP Memo Revised.docx

After reviewing the other information, I made some more revisions to your site description and comp analysis so they match.

Your photos for the subject do not show the bedrooms. You need more photos there.

Your RE600 is showing a fifth room “office” but your description says four. The 611T has a room count at 5/2/1. Are you counting that office? If so, you need to discuss it. It was not being utilized in the home so you could consider it a storage area only and keep the room count at 4/2/1 for the subject—living room, kitchen/dining room and two bedrooms. There is also a utility room and a room utilized for storage only. Do you agree?

Your HLS needs to reflect what you are estimating “918”? put that in on your RE600 and it will auto populate on your RE611T.

Comp 1, your write up says HLS is 813 but your RE611T says something less. Your description says two bedrooms for comp 2 but you are showing three on the RE611T. The exterior of comp 2 is left blank. I would put in wood, I know it is asbestos, but wood is the closest. Your description should mention it is asbestos siding.

You will note in your write up I emphasized that the subject has very little lawn area to justify using comps with very low acreage.

You need a contact name and info for the agent for comp 3. Also add a phone number for the agent/landlord.

For the distance to public transportation, you need a number. If in town, it would be immediate. For the subject, what is the distance to the closet town?

Your second email does not have an attachment for your memo.

I need to see your relocation notes also.

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**From:** Heim, Kimber <Kimber.Heim@dot.ohio.gov>  
**Sent:** Wednesday, January 17, 2024 4:18 PM  
**To:** Moorman, Patty <Patty.Moorman@dot.ohio.gov>  
**Subject:** 115989 Prime Comp Memo

Here is my Memo about the comparables and my pick of prime comp. I also attached the workbook.

*Kimber L. Heim*

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