|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Item** | | **Subject** | **Comparable #1** | | | **Comparable #2** | | | | | **Comparable #3** | | |
| Address | | 8895 Gaysport Hill Road  Gaysport, OH 43720 | 940 Hopewell Road N  Hopewell, OH 43746 | | | 1328 Richey Road  Unit B  Zanesville OH 43701 | | | | | 633 Baker Street  Zanesville, OH 43701 | | |
| Monthly Rental Rate | | 0 | 675 | | | 900 | | | | | 895 | | |
| Data Source:  (newspaper, realtor, internet site) | |  | Internet/Owner | | | Internet/Owner | | | | | Internet/Owner | | |
| Contact Information  (name/phone number) | |  | Clay Lattimer | | | Tami Passwaters | | | | | Tami Passwaters | | |
| **Item** | | **Subject** | **Description** | **Adjustment** | | **Description** | | | **Adjustment** | | **Description** | **Adjustment** | |
| Type of Dwelling (single  family, duplex, multi- unit) | | Single/1 acre | Single/mobile home | 0.00 | | Multi/townhome | | | -$200 | | Single | -$200 | |
| Exterior Finish | | aluminum | aluminum |  | | Brick/aluminum | | |  | | aluminum |  | |
| Age of Dwelling | | 1900 | 1996 |  | | 1975 | | |  | | 1901 |  | |
| Lot size, if applicable | | 1 acre | Mobile home lot |  | | n/a | | |  | | 40 x 60 |  | |
| Off Street Parking (number of spaces available to renter) | | yes | yes |  | | yes | | |  | | yes |  | |
| Garage (number of bays/attached or detached) | | Carport/lean to | no |  | | no | | |  | | no |  | |
| Number of rooms above grade | | 5 | 6 |  | | 5 | | |  | | 7 |  | |
| Number of finished rooms below grade | | 0 | 0 |  | | 0 | | |  | | 0 |  | |
| Total number of rooms in home | | 5 | 6 |  | | 5 | | |  | | 7 |  | |
| Basement (Full or Partial, Finished or Unfinished) | | no | no |  | | no | | |  | | crawl |  | |
| Number of Bathrooms | | 2 | 2 |  | | 2 | | |  | | 3 |  | |
| Gross Sq. Ft. | | 876 | 800 |  | | 1000 | | |  | | 1320 |  | |
| Water: city water or well water | | well | city |  | | city | | |  | | city |  | |
| Heat: Gas, Oil, Electric, Propane | | propane, wood pellets | electric |  | | electric | | |  | | gas |  | |
| Cooking: electric, gas, other | | electric | electric |  | | electric | | |  | | electric |  | |
| Air-conditioning | | n/a | window |  | | yes | | |  | | window |  | |
| School District | | Franklin | West Muskingum |  | | Zanesville | | |  | | Zanesville |  | |
| Condition: (good, fair, poor) | | poor | fair |  | | good | | |  | | fair |  | |
| Other: | |  |  |  | |  | | |  | |  |  | |
| Indicated Rental Amount | |  | $675.00 | | | $900.00 | | | | | $895.00 | | |
| Comments on Market Data | | | | | | | | | | | | | |
| Final Reconciliation of Market Rent | | | | | | | | | | | | | |
| I estimate the monthly market rent of the Subject as of | | | | | September 12th | | | 2023\_\_\_\_ | | to be | $825.00 | |  |
|  |  | | | |  | |  | | |  | | |  |
| Signature of Preparer: |  | | | |  | |  | | |  | | |  |
|  |  | | | |  | |  | | |  | | |  |