|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Item** | **Subject** | **Comparable #1** | **Comparable #2** | **Comparable #3** |
| Address | 8895 Gaysport Hill RoadGaysport, OH 43720 | 940 Hopewell Road NHopewell, OH 43746 | 1328 Richey Road Unit BZanesville OH 43701 | 633 Baker StreetZanesville, 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 (singlefamily, 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: |  |  |  |  |  |
|  |  |  |  |  |  |