Logo

Description automatically generated

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Item** | | | | **Subject** | | | | **Comparable #1** | | **Comparable #2** | | **Comparable #3** |
| Address | | | | 8895 Gaysport Hill Rd  Gaysport, OH 43720 | | | | 940 Hopewell Rd N  Hopewell, OH 43746 | | 1825 Adams Lane  Zanesville, OH 43701 | | 633 Baker Street  Zanesville, OH 43701 |
| Monthly Rental Rate | | | | $0 | | | | $675 | | $475 | | $895 |
| Data Source:  (newspaper, realtor, internet site) | | | | Owner | | | | Internet/Owner | | Internet/Owner | | Internet/Owner |
| Contact Information  (name/phone number) | | | | Charlie Rodgers | | | | Clay Lattimer | | Deborah Davis Graham | | Tami Passwaters |
| **Item** | | | | **Subject** | | | | **Description** | | **Description** | | **Description** |
| Type of Dwelling (single  family, duplex, multi- unit) | | | | Single | | | | Single | | Single | | Single |
| Exterior Finish | | | | wood | | | | aluminum | | wood | | aluminum |
| Age of Dwelling | | | | 1900 | | | | 1996 | | 1920 | | 1901 |
| Lot size, if applicable | | | | 1 acre | | | | 26 x 60 | | 0.091 acres | | 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 | | yes | | 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 | | slab | | crawl |
| Number of Bathrooms | | | | 1 | | | | 2 | | 1 | | 1 |
| Gross Sq. Ft. | | | | 968 (c) | | | | 800 | | 790 | | 1320 |
| Water: city water or well water | | | | well | | | | city | | city | | city |
| Heat: Gas, Oil, Electric, Propane | | | | wood pellets | | | | electric | | gas | | gas |
| Cooking: electric, gas, other | | | | electric | | | | electric | | electric | | electric |
| Air-conditioning | | | | n/a | | | | window | | no | | window |
| School District | | | | Franklin | | | | West Muskingum | | Tri-Valley | | Zanesville |
| Condition: (good, fair, poor) | | | | poor | | | | fair | | average | | fair |
| Other: | | | | Non DS&S | | | |  | |  | |  |
| Indicated Rental Amount | | | | $0.00 | | | | $675.00 | | $475.00 | | $895.00 |
| Market Rent determined | | to be | **$475.00** | | |  | | |  | |
|  |  | | | |  | |  | | | |  | |
| Signature of Preparer: |  | | | |  | | Date: January 18, 2024 | | | | | |