



MEMO TO FILE

Date: May 7, 2024
TO: Patty Moorman – Relocation Reviewer
FROM: Kimber L. Heim, Realty
Specialist Manager

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. Most of this property is heavily wooded with a steep ravine topography surrounding the house. This home sits on a hill and is accessed by a long, narrow drive. There is limited mowable, usable lawn. The project has a take area of 1.061 acres due to the instability of the hill the property sits on in Blue Rock. There is no garage for this home, though there is a carport in poor condition and barn that sits down in the ravine. This barn is not utilized by the tenant/occupants, but by a third party.

The subject property has a room count of 4/2/1, which includes a Living Room, combination kitchen/dining room, one full bathroom, and 2 bedrooms. There also is a utility room, which is not included in the total room count, but which was considered in searching for comparables and another room utilized for storage. There is a room blocked off, which could be a bedroom, but it has a collapsed ceiling. It should be noted that the appraiser states there are four bedrooms—per my inspection, one is considered storage only with minimal items on the floor, and one is uninhabitable as noted above. The appraisal also states that there is baseboard heat, but upon inspection, the owner verified there is currently only heat by a wood pellet stove. There is no central air.

The property has 1918 sq ft of living space per auditor. There is a partial basement and part cellar, both areas considered unsafe to access and enter, per the occupants and a personal inspection of the stairway leading down. Due to the lack of utility of several rooms, and the inability to enter them to measure, the estimated habitable living space of this home is 919 per measurements of accessible rooms. The property has a deck and carport. The building was originally built in 1885 and used as a schoolhouse until decommissioned in 1950's and sold in late 1950 to be used as a residence. The heating by pellet stove, unknown condition of the well servicing the property and the septic system does not seem to be up to code. The property is in poor maintenance and is not decent, safe, and sanitary due to the condition of the two rooms and basement.

Move inspection completed 05/06/2024 by Patty Moorman and Kimber Heim, pictures attached. Upon entering the house, and inspecting each accessible room, we determined the Fixed Move Reimbursement should be three (3) pay rooms, \$1,000.00. Discussion about the amount of furniture to move, couch, two (2) curio cabinets, headboard and footboard, mattress and box springs (2 sets), armoire and large dresser with mirror, wrought iron shelf and wrought iron stool, kitchen table and chair, stove, antique trunk, small wooden table (2), wooden bench, wooden, drawered end table, hanging picture, various personal property. There are personal property items Thomas Jr. and Hope are not going to take and have asked if a dumpster would be allowed for refuse and unwanted items which are scattered about the interior and exterior of the displacement site. Patty and I spoke about this and feel a dumpster is warranted in order to get the property as clean as possible for demolition.

Thomas Jr., is in the process of contracting with Redline Roll Offs in Zanesville to drop a dumpster at the displacement site by Friday, 05/10/24. Thomas Jr. has assured me he and his father, Thomas Sr., PP move only, want to move out completely this weekend.

I am respectfully asking for approval of my assessment of three (3) pay rooms, reimbursement of \$1,000, and contracting for a dumpster for the remaining, unwanted personal property. Thomas Jr., did state he wanted the payment for the dumpster to be paid direct to the Redline Roll-offs instead of him being paid and then having to get the payment to Redline as he does not have a checking account and his truck is unreliable to drive cash to the business. I explained to him there is a process and I will bring the Assignment of Warrant with me on the day they are moving out.

Thank you for your review!



Kimber L. Heim
Realty Specialist Manager
Relocation Agent