

**STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
COMPARABLE PROPERTY ANALYSIS**

County MUS
Route 376
Section 5.09
Parcel No 010-1
PID No 115989

Subject

Comp#1

Comp#2

Comp#3



Address:	8895 Gaysport Hill Road Gaysport, OH 43720	830 Race Street Zanesville, OH 43701	1504 Carroll Street Zanesville, OH 43701	947 Moxahala Street Zanesville, OH 43701
Lot Size:	1.061 acres	0.141	0.096	0.102
Type of Dwelling:	1 Story	1 Story	2-Story Single Family	1 Story
Exterior Finish:	Wood	Aluminum	Wood	Wood
Age:	123	93	121	122
Neighborhood:	Rural / Residential	Residential	Residential	Residential
Garage:	No	No	No	No
Car Count:	0	N/A	N/A	N/A
Att / Det:	0	N/A	N/A	N/A
Basement:	Yes	Yes	Yes	Yes
Full / Part:	Partial	Full	Full	Full
Fin. / Unfin.	Unfinished	Unfinished	Unfinished	Unfinished
# of Rooms:	4	5	5	4
# of Bedrooms:	2	2	3	2
# of Bathrooms:	1	1	1	1
Gross SqFt:	Gross 918	688	1248	645
Water:	Well	City	City	City
Sewer:	Septic	City	City	City
DS&S?	Yes	Yes	Yes	Yes
School District:	Franklin SD	Zanesville CSD	Zanesville CSD	Zanesville CSD
Proximity to Public Transportation:	0	0	0	0
A/C?	No	No	Yes	No
Proximity to Emplmt:	25	10	10	10
Listing Agent Name / Contact:	XXXXXXXXXX	Jazzlynn Gay	Jazzlynn Gay	
Site Base / Comp Base	Site Base: \$475.00	Comp: \$850.00	Comp: \$850.00	Comp: \$1,000.00
	Rent Differential Est:	\$15,750.00	\$15,750.00	\$22,050.00
	Date Available:	1/1/2024	1/1/2024	1/15/2024