



## MEMO TO FILE

**January 30, 2024**

**MUS-376-5.09**

**Parcel 010-1**

**PID 115989**

### Site Description and Comparable Analysis

#### **Description of Subject: 8895 Gaysport Hill Road, Blue Rock, OH 43720**

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.

Subject property is unique in its initial constructed use as a schoolhouse has been altered through the years to add divided living space and bedrooms.

## **Description of Comparable Properties as compared to Subject Property:**

### **Comparable 1 804 Race Street, Zanesville, OH 43701**

Comparable 1 is a one-story, single-family home. The home contains four rooms, kitchen, living room, two bedrooms and one full bath. The basement is clean and dry and can be utilized for storage. This property has laundry area off the kitchen and connected to the rear entrance to the property. This property has a nice front porch, a small back porch, a storage building and off-street parking.

This comparable is considered equal to the subject property but in better condition with additions of yard area both front, side and back. The room count is equal to the subject. The square footage is less than the subject but all 813 sq ft of this property is in good condition and usable space, where the subject property has about 1000 sq ft of unusable space due to safety of the floor. This comparable property is considered to be in good condition with newer flooring in the bedrooms and kitchen area. The parking is equal to or better as the subject based on two accessible parking spots where the subject has limited space to park and turnaround to exit the property. The comparable property has two separate storage options in a 12 by 12 shed and the basement which has approximately 300 sq ft of storage. The comparable property is located in Zanesville, Ohio on a city street, on approximately 0.11 of an acre. This comparable property has access to the front of the house on a city street and an alley which allows access to the off-street parking. The properties are similar in age of construction. This property does have a stove and refrigerator available to the tenants.

### **Comparable 2 1504 Carroll Street, Zanesville, OH 43701**

Comparable 2 is a two-story, single-family dwelling with 2 Bedrooms and 1 Bath upstairs, a kitchen, family/dining room and large living room. The basement is clean and dry and available for storage. This property has a laundry area in the large kitchen area. There is a bonus room that can be used as a family room or dining room. There is a nice carpeted living room. The stairs to the 2<sup>nd</sup> floor can be accessed from the dining area and the family room. Upstairs, both bedrooms have a private door to the bathroom. Both bedrooms have closet space existing. There is storage area in the mudroom accessed from the back door.

There is a nice front porch and back porch attached to the property. This property has two off-street parking spaces identified by block wall and cement slab. There is a 12 x 12 shed available for storage in the back yard. There is parking along the front of the property as well. This location is on a side street with only one neighbor.

Compared to the subject property this rental property has air conditioning available, a new furnace, nice wooden floors and carpet in the living room. Property is on city water and sewer. Comparable property is considered to be better than the subject based on usable space and

condition of the home. This comparable is situated on 0.0960 acres of land and has 1248 sq ft of living space and 300 sq ft basement. The properties are similar in age, but the comparable is in better condition.

### **Comparable 3 947 Moxahala Avenue, Zanesville, OH 43701**

Comparable 3 is a one-story, single-family home on a busy main street in Zanesville, Ohio. This property has less living space at 645 sq ft. There are two bedrooms, but one bedroom is 8 x 8, and the other bedroom has the front door which opens into the bedroom as compared to the size of both rooms at the subject bedrooms are larger. The kitchen is a small room with laundry hook up. The kitchen does have a stove and refrigerator available for use by the tenants. The comparable property has off-street parking in the rear. This property is in the city and has city water and city sewer. Though this property is smaller in size than the subject property it is thought to be better than the subject as the condition with the new flooring and appliances. This property is situated on 0.1020 acres of land which is close to shopping.

Compared to the subject property, this property is considered to be equal to or better due to the condition and location. This property has a large side yard and backyard for use by the tenants. The back porch and front porch equal the deck, but the subject setting is a wooded area away from the city. Neither property has a garage so equal.

### **Determination of Prime Comparable**

An exhaustive search has been on-going since June 2023. I have utilized ZILLOW, REDFIN, FACEBOOK Marketplace, Zanesville Rentals, and driven the area looking for Owner Rental signs. I have had discussions with the three local rental/property agencies in Muskingum County. My search was for the entirety of Muskingum County from Blue Rock to South Zanesville to Zanesville. I have visited six properties and determined that Comparable 1 is a suitable relocation location for Thomas and Hope. This property is deemed to be equal to or better than the subject property due to condition of the subject. Comparable 1 has air conditioning and a newer furnace, city water and sewer as compared to the subject property's pellet stove, well and septic. Comparable 1 meets or exceeds all points of comparability which are noted on the RE 611 (T) and is the most comparable to the subject in room and size count. Comparable is available and meets the necessary criteria and has been chosen as the Prime Comparable for determination of the Rent Supplement Payment.



**Kimber L. Heim**

**Relocation Agent**

**D5 Realty Specialist Manager**