



OHIO DEPARTMENT OF TRANSPORTATION

Mike DeWine, Governor

Jack Marchbanks, Ph.D., Director

District 5

9600 Jacksontown Rd., Jacksontown, OH 43030

740-323-4400

transportation.ohio.gov

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 30, 2024