



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