

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
Lot Size:	1.061 acres
Type of Dwelling:	1 Story
Exterior Finish:	Wood
Age:	123
Neighborhood:	Rural / Residential
Garage:	No
Car Count:	0
Att / Det:	0
Basement:	Yes
Full / Part:	Partial
Fin. / Unfin.	Unfinished
# of Rooms:	4
# of Bedrooms:	2
# of Bathrooms:	1
Gross SqFt:	918
Water:	Well
Sewer:	Septic
DS&S?	Yes
School District:	Franklin SD
Proximity to Public Transportation:	0
A/C?	No
Proximity to Emplmt:	25
Listing Agent Name / Contact:	
Site Base / Comp Base	Site Base: <b>\$475.00</b>
Rent Differential Est:	
Date Available:	

Address:	830 Race Street Zanesville, OH 43701
Lot Size:	0.141
Type of Dwelling:	1 Story
Exterior Finish:	Aluminum
Age:	93
Neighborhood:	Residential
Garage:	No
Car Count:	N/A
Att / Det:	N/A
Basement:	Yes
Full / Part:	Full
Fin. / Unfin.	Unfinished
# of Rooms:	5
# of Bedrooms:	2
# of Bathrooms:	1
Gross SqFt:	688
Water:	City
Sewer:	City
DS&S?	Yes
School District:	Zanesville CSD
Proximity to Public Transportation:	0
A/C?	No
Proximity to Emplmt:	10
Listing Agent Name / Contact:	Jazzlynn Gay
Site Base / Comp Base	Comp: <b>\$850.00</b>
Rent Differential Est:	<b>\$15,750.00</b>
Date Available:	1/1/2024

Address:	1504 Carroll Street Zanesville, OH 43701
Lot Size:	0.096
Type of Dwelling:	2-Story Single Family
Exterior Finish:	Wood
Age:	121
Neighborhood:	Residential
Garage:	No
Car Count:	N/A
Att / Det:	N/A
Basement:	Yes
Full / Part:	Full
Fin. / Unfin.	Unfinished
# of Rooms:	5
# of Bedrooms:	3
# of Bathrooms:	1
Gross SqFt:	1248
Water:	City
Sewer:	City
DS&S?	Yes
School District:	Zanesville CSD
Proximity to Public Transportation:	0
A/C?	Yes
Proximity to Emplmt:	10
Listing Agent Name / Contact:	Jazzlynn Gay
Site Base / Comp Base	Comp: <b>\$850.00</b>
Rent Differential Est:	<b>\$15,750.00</b>
Date Available:	1/1/2024

Address:	947 Moxahala Street Zanesville, OH 43701
Lot Size:	0.102
Type of Dwelling:	1 Story
Exterior Finish:	Wood
Age:	122
Neighborhood:	Residential
Garage:	No
Car Count:	N/A
Att / Det:	N/A
Basement:	Yes
Full / Part:	Full
Fin. / Unfin.	Unfinished
# of Rooms:	4
# of Bedrooms:	2
# of Bathrooms:	1
Gross SqFt:	645
Water:	City
Sewer:	City
DS&S?	Yes
School District:	Zanesville CSD
Proximity to Public Transportation:	0
A/C?	No
Proximity to Emplmt:	10
Listing Agent Name / Contact:	
Site Base / Comp Base	Comp: <b>\$1,000.00</b>
Rent Differential Est:	<b>\$22,050.00</b>
Date Available:	1/15/2024

**STATE OF OHIO  
DEPARTMENT OF TRANSPORTATION  
COMPARABLE UTILITY ANALYSIS  
(FOR TENANT USE ONLY)**

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

Subject	Comp 1	Comp 2	Comp 3	Replacement
Electric: \$63.00	\$48.00	\$79.00	\$69.00	
Gas:	\$63.00	\$60.00	\$60.00	
Fuel Oil:				
LP: \$81.00				
Water:	\$27.00	\$35.00	\$27.00	
Sewage:	\$48.00	\$48.00	\$48.00	
Other				
trash	\$22.00	\$22.00	\$22.00	
I.D. other item:				
I.D. other item:				
I.D. other item:				
Total Utility Usage: \$144.00	\$208.00	\$244.00	\$226.00	\$0.00
Econ. / Contract Rent: \$475.00	\$850.00	\$850.00	\$825.00	
Total Base Rent: \$619.00	\$1,058.00	\$1,094.00	\$1,051.00	\$0.00

**30% of Income VERSUS Site Base Rent**

Income Limit - Designated Area: \$0.00  
 Gross Monthly Income: \$0.00  
 Low Income Limit: \$0.00  
 X 30% of Income: \$0.00  
 Annual Income of Principle Wage Earner: \$0.00  
 Site Base Rent: \$619.00  
 Qualified as Low Income: No  
 Lesser of 30% or Base: \$0.00

STATE OF OHIO  
DEPARTMENT OF TRANSPORTATION  
ENTITLEMENT COMPUTATION

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

Comparable selected as basis for correlation of entitlement: Comp1

Basis for the selected comparable is found within the attached Site Description, Comparable Descriptions, Correlation Description and Interior Photos

Rent Differential:

A: Base Rent for Prime Comparable: \$1,058.00

B: Subject Base Rental Rate: \$619.00

or:

C: 30% of Income: \$0.00

D: A minus B (or C) X 42 = Estimated Supplement: \$18,438.00

E: Base Rent for Replacement: \$1,058.00

F: E minus B (or C) X 42 \$18,438.00

G: Lesser D or F = FINAL DIFFERENTIAL: \$18,438.00

Downpayment Assistance:

A: Rent Differential: \$18,438.00

B: LRH Maximum: \$7,200.00

C: Greater of A or B: \$18,438.00

D: Purchase Amount: \_\_\_\_\_

E: Actual Downpmt: \_\_\_\_\_

F: Incidental Costs: \_\_\_\_\_

G: FINAL ADDITIVE: \_\_\_\_\_

**Maximum Rent Differential Certification:**

I, the undersigned, hereby state that the amount of: \$18,438.00 has been established by me as the Rent Differential Maximum for the subject displaced. I understand that this determination may be used in securing parcels in connection with Federal-Aid or Project. I further state that I have no direct or indirect, present or contemplated personal interest in this transaction or will I derive any benefit from this differential payment. I further state that all housing was interiorly and exteriorly inspected by myself and the dwellings utilized in this determination are available, decent, safe and sanitary open fair housing.

  
Signature: \_\_\_\_\_

  
Date: January 30, 2014

**FOR REVIEWER PURPOSES ONLY:**

Less than (3) Approved?: N/A LRH Approved?: Yes

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Final Differential Certification:**

I, the undersigned, hereby state that the amount of: \$18,438.00 has been established by me as the final additive payment for the subject displaced person. I understand that this determination may be used in securing parcels in connection with a Federal Aid Highway or Project. I further state that I have no direct or indirect, present or contemplated personal interest in this transaction or will I derive any benefit from this additive payment.

  
Signature of Agent: \_\_\_\_\_

Signature of Reviewer: \_\_\_\_\_

Date: \_\_\_\_\_