





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: 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	Jazzlynn Gay
Site Base / Comp Base: \$475,000	Comp: \$850,000	Comp: \$850,000	Comp: \$1,000,000
Rent Differential Est: XXXXXXXXXX	\$15,750.00	\$15,750.00	\$22,050.00
Date Available: XXXXXXXXXX	1/1/2024	1/1/2024	1/15/2024

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

County: MUS
Route: 376
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Subject	Comp 1	Comp 2	Comp 3	Replacement
Electric: \$63.00	\$48.00	\$91.00	\$77.00	
Gas: _____	\$63.00	\$60.00	\$60.00	
Fuel Oil: _____				
LP: \$81.00				
Water: _____	\$27.00	\$27.00	\$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	\$248.00	\$234.00	\$0.00
Econ. / Contract Rent: \$475.00	\$850.00	\$850.00	\$825.00	
Total Base Rent: \$619.00	\$1,058.00	\$1,098.00	\$1,059.00	\$0.00

30% of Income VERSUS Site Base Rent

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

**STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
ENTITLEMENT COMPUTATION**

County: MUS
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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:	<u>\$1,058.00</u>
B: Subject Base Rental Rate:	<u>\$619.00</u>
or:	
C: 30% of Income:	<u>\$0.00</u>
D: A minus B (or C) X 42 = Estimated Supplement:	<u>\$18,438.00</u>
E: Base Rent for Replacement:	<u>\$1,058.00</u>
F: E minus B (or C) X 42	<u>\$18,438.00</u>
G: Lesser D or F = FINAL DIFFERENTIAL:	<u>\$18,438.00</u>

Downpayment Assistance:	
A: Rent Differential:	<u>\$18,438.00</u>
B: LRH Maximum:	<u>\$7,200.00</u>
C: Greater of A or B:	<u>\$18,438.00</u>
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 displacee. 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.

Shirley A. Skene
Signature: _____ Date: _____

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.

Shirley A. Skene
Signature of Agent: _____ Signature of Reviewer: _____
p3 of 3 Date: _____