ASD 179-5.64

Parcel 005-O

PID 88847

**Determination of Replacement Housing Payment**

**Description of Subject:**

The subject property is located at 2253 State Route 179, Jeromesville, Ohio 44840. The property is a 2-story single-family home located in a rural area. The subject sites on 1.5 acres of which 0.181 is P.R.O. The take area is 0.256 of which 0.084 is P.R.O. The residue of the property will be 1.235 acres. The home contains six total rooms which include a living room, kitchen, dining room, three bedrooms (a fourth bedroom is being used as storage), and one full bathroom. This home contains 1,408 square feet. The home also includes a full basement, an enclosed porch, and an attached two-car garage. The subject property is a clean and neat home. The roof has been replaced in the last year or two, however there is no insulation. Otherwise, the home is in poor maintenance with an outdated kitchen, outdated flooring, there is a hole in the ceiling of the room being used as a closet, there is cracked, broken plaster throughout the house on the walls and ceiling. While the home is considered decent, safe, and sanitary, it is on the border of not meeting the criteria due to the overall condition.

**Description of Comparables and Comparison to Subject:**

Comparable 1 - 604 E Main Street, Loudonville, Ohio 44842

This comparable home is a 2-story single family home. The home contains six total rooms, three bedrooms, a living room, dining room, and large eat-in kitchen. The home also has a full bath and half bath. There is also a large heated sun porch/entry that measures 9 x 14 that is not included in the room count. When compared to the subject's seven rooms the comparable is considered equal in overall room because one of the bedrooms of the subject property is being used as a walk-in closet. The home also includes a full basement that is clean and dry. The auditor reflects the comparable home as having 1,448 square feet of space while the subject has 1,408 square feet. The comparable is considered equal to or better than in size. The comparable is considered to be in average to good condition with hardwood floors, updated kitchen with newer appliances, and an additional half-bath. The subject is considered to be in poor condition and therefore the comparable is considered greater to or better than in condition. The comparable offers a one-car attached garage that is 292 sf. The comparable also has a shed measuring 20 x 12 or 240 sf. The subject has a two-car detached garage that measures 24 x 22 or 528 sf. The comparable will meet the parking and storage needs at the subject property. The comparable is located on a main street surrounded by other homes. The lot is 0.25 acres with an alley on the side and back. The lot also backs up to a wooded area. The subject is located on a State Route in a rural area. The homes are similar in age.

**Determination of Prime Comparable**

An exhaustive search was performed via several websites, newspapers, local realtors along with physically driving and searching the project area. Homes of this size do not stay on the market for long. The subject is located in a rural area. The average acreage for a home of this size was around 0.25 acres. This is similar in size to the amount being acquired. The search area was expanded to a 20-mile radius because of the features of the subject property. Any homes found to be currently available within the subject's area were reviewed and those that best met the subject were inspected. The comparable presented is reflective of the current market and allows the owners several options within the range presented to replace themselves with the immediate area in homes that could not be considered during this determination.

Comparable 1 meets or exceeds all points of comparability addressed on the RE 611(O).

Because Comparable 1 is the only available comparable found meeting the necessary criteria, it is, therefore, selected as the prime comparable and the basis for this Replacement Housing Payment.

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