



**MEMO TO FILE**

January 18, 2024  
MUS-376-5.09  
Parcel 010-1  
PID 115989

**Determination of Rent Supplement Payment  
Description of Subject: 8895 Gaysport Hill Road, Blue Rock, OH 43720**

The subject property is located at 8895 Gaysport Hill Road, Blue Rock, OH 43720. The subject is a one-story converted schoolhouse located in a rural residential area of Muskingum County, Ohio. The subject sits on 1.061 acres of land on a hill above Blue Rock/Gaysport, Ohio. Most of this property is heavily wooded with a steep ravine topography surrounding the house. This home sits on a hill and is accessed by a long, narrow drive. There is limited mowable, usable lawn. The project has a take area of 1.061 acres due to the instability of the hill the property sits on in Blue Rock. There is no garage for this home, though there is a carport in poor condition and barn that sits down in the ravine. This barn is not utilized by the tenant/occupants, but by a third party. The subject property has four rooms, one bath, which includes a Living Room, combination kitchen/dining room, one full bathroom, and 2 bedrooms. There also is a utility room, which is not included in the total room count, but which was considered in searching for comparables and another room utilized for storage. There is a room blocked off, which could be a bedroom, but it has a collapsed ceiling. It should be noted that the appraiser states there are four bedrooms—per my inspection, one is considered storage only and one is uninhabitable as noted above. The appraisal also states that there is baseboard heat, but upon inspection, the owner verified there is currently only heat by a wood pellet stove. There is no central air.

The property has 1296 sq ft of living space per auditor. There is a partial basement and part cellar, both areas considered unsafe. Due to the lack of utility of several rooms, and the inability to enter them to measure, the estimated habitable living space of this home is 918 (estimated). The property has a deck and carport. The basement is unfinished and considered uninhabitable to the instability of the foundation. The building was originally built in 1885 and used as a schoolhouse until decommissioned in 1950's and sold in late 1950 to be used as a residence. The heating by pellet stove, unknown condition of the well servicing the property and the septic system does not seem to be up to code. The property is in poor maintenance and is not decent, safe, and sanitary due to the condition of two of the upper rooms.

Subject property is unique in its initial constructed use as a schoolhouse has been altered through the years to add divided living space and bedrooms.

**Description of Comparable Properties as compared to Subject Property:**

**Comparable 1 804 Race Street, Zanesville, OH 43701**

Comparable 1 is a one-story, single-family home. The home contains four rooms, kitchen, living room, two bedrooms and one full bath. The basement is clean and dry and can be utilized for storage. This property has laundry area off the kitchen and connected to the rear entrance to the property. This property has a nice front porch, a small back porch, a storage building and off-street parking.

This comparable is considered equal to the subject property but in better condition with additions of yard area both front, side and back. The room count is equal to the subject. The square footage is less than the subject but all 813 sq ft of this property is in good condition and usable space, where the subject property has about 1000 sq ft of unusable space due to safety of the floor. This comparable property is considered to be in good condition with newer flooring in the bedrooms and kitchen area. The parking is equal to or better as the subject based on two accessible parking spots where the subject has limited space to park and turnaround to exit the property. The comparable property has two separate storage options in a 12 by 12 shed and the basement which has approximately 300 sq ft of storage. The comparable property is located in Zanesville, Ohio on a city street, on approximately 0.11 of an acre. This comparable property has access to the front of the house on a city street and an alley which allows access to the off-street parking. The properties are similar in age of construction. This property does have a stove and refrigerator available to the tenants.

**Comparable 2 1504 Carroll Street, Zanesville, OH 43701**

Comparable 2 is a two-story, single-family dwelling with 2 Bedrooms and 1 Bath upstairs, a kitchen, family/dining room and large living room. The basement is clean and dry and available for storage. This property has a laundry area in the large kitchen area. There is a bonus room that can be used as a family room or dining room. There is a nice carpeted living room. The stairs to the 2<sup>nd</sup> floor can be accessed from the dining area and the family room. Upstairs, both bedrooms have a private door to the bathroom. Both bedrooms have closet space existing. There is storage area in the mudroom accessed from the back door. There is a nice front porch and back porch attached to the property. This property has two off-street parking spaces identified by block wall and cement slab. There is a 12 x 12 shed available for storage in the backyard. There is parking along the front of the property as well. This location is on a side street with only one neighbor. Compared to the subject property this rental property has air conditioning available, a new furnace, nice wooden floors and carpet in the living room. Property is on city water and sewer. Comparable property is considered to be better than the subject based on usable space and condition of the home. This comparable is situated on 0.0960 acres of land and has 1248 sq ft of living space and 300 sq ft basement. The properties are similar in age, but the comparable is in better condition.

**Comparable 3 947 Moxahala Avenue, Zanesville, OH 43701**

Comparable 3 is a one-story, single-family home on a busy main street in Zanesville, Ohio. This property has less living space at 645 sq ft. There are two bedrooms, but one bedroom is 8 x 8, and the other bedroom has the front door which opens into the bedroom as compared to the size of both rooms at the subject bedrooms are larger. The kitchen is a small room with laundry hook up. The kitchen does have a stove and refrigerator available for use by the tenants. The comparable property has off-street parking in the rear. This property is in the city and has city water and city sewer. Though this property is smaller in size than the subject property it is thought to be better than the subject as the condition with the new flooring and appliances. This property is situated on 0.1020 acres of land which is close to shopping. Compared to the subject property, this property is considered to be equal to or better due to the condition and location. This property has a large side yard and backyard for use by the tenants. The back porch and front porch equal the deck, but the subject setting is a wooded area away from the city. Neither property has a garage so equal.

**Determination of Prime Comparable**

An exhaustive search has been on-going since June 2023. I have utilized ZILLOW, REDFIN, FACEBOOK Marketplace, Zanesville Rentals, and driven the area looking for Owner Rental signs. I have had discussions with the three local rental/property agencies in Muskingum County. My search was for the entirety of Muskingum County from Blue Rock to South Zanesville to Zanesville. I have visited six properties and determined that Comparable 1 is a suitable relocation location for Thomas and Hope. This property is deemed to be equal to or better than the subject property due to condition of the subject. Comparable 1 has air conditioning and a newer furnace, city water and sewer as compared to the subject property's pellet stove, well and septic.

Comparable 1 meets or exceeds all points of comparability which are noted on the RE 611 (T). Comparable is available and meets the necessary criteria and has been chosen as the Prime Comparable for determination of the Rent Supplement Payment.

**Kimber L. Heim  
Relocation Agent  
DS Realty Specialist Manager**



Item	Subject	Comparable #2	Comparable #3
Address	8895 Gaysport Hill Road Gaysport, OH 43720	1328 Richey Road Unit B Zanesville OH 43701	633 Baker Street Zanesville, OH 43701
Monthly Rental Rate	0	900	895
Data Source: (newspaper, realtor, internet site)		Internet/Owner	Internet/Owner
Contact Information (name/phone number)		Tami Passwaters	Tami Passwaters
Item	Subject	Description	Description/Adjustment
Type of Dwelling (single family, duplex, multi-unit)	Single/1 acre	Multi/townhome	Single
Exterior Finish	aluminum	Brick/aluminum	aluminum
Age of Dwelling	1900	1975	1901
Lot size, if applicable	1 acre	n/a	40 x 60
Off Street Parking (number of spaces available to renter)	yes	yes	yes
Garage (number of days/attached or detached)	no	no	no
Number of rooms above grade	5	5	7
Number of finished rooms below grade	0	0	0
Total number of rooms in home	5	5	7
Basement (Full or Partial, Finished or Unfinished)	no	no	crawl
Number of Bathrooms	1	1	1
Gross Sq. Ft.	986 (c)	1000	1320
Water: city water or well water	well	city	city
Heat: Gas, Oil, Electric, Propane	wood pellets	electric	gas
Cooking: electric, gas, other	electric	electric	electric
Air-conditioning	n/a	yes	window
School District	Franklin	Zanesville	Zanesville
Condition: (good, fair, poor)	poor	good	fair
Other:	Non DS&S		
Indicated Rental Amount	\$0.00	\$400.00	\$445.00
Market Rent determined to be <b>\$445.00 + utilities</b>			

Signature of Preparer:

Date: January 18, 2024





Parcel Number  
06-42-02-51-000  
Owner  
RODGERS CHARLIE N

Legal Description  
R 12 TP 12 SEC 20 SE  
1.061A

Location  
8895 GAYSPORT HILL RD  
BLUE ROCK OH 43720

Acres  
1.0610

Levies

2023 Election Ballot on 11/07/2023

More Information

This levy information is specific to this particular property only. These cost estimates should be considered neither an endorsement nor an opposition to any particular proposed tax levy. Hopefully this information will prove beneficial and help you make an informed decision come Election Day.

Political Subdivision	Name	Timeline	Millage	Type	Purpose	Current	Proposed
MUSKINGUM COUNTY	MUSKINGUM COUNTY - CENTER FOR SENIORS	5 years (Last years 2023 - 2027)	0.5000 mills	Additional	CENTER FOR SENIORS OPERATING EXPENSES	0.00	6.06 <b>9.46</b>

Property

Tax District 06-BLUE ROCK FRANKLIN	School District FRANKLIN LSD
Neighborhood 70600-BLUE ROCK TWP	Subdivision
Map Number	Routing Number

Owner

Contact  
RODGERS CHARLIE N  
889 GODDARD AVE  
ZANESVILLE OH 43701-3808

Owner Name  
CHARLIE N RODGERS

Deed

Legal Description R 12 TP 12 SEC 20 SE 1.061A	Acres 1.0610
Date Sold 06/29/2020	Sales Amount 3,000.00
	Volume / Page 2922 / 825

Taxpayer

Contact  
RODGERS CHARLIE N  
889 GODDARD AVE  
ZANESVILLE OH 43701-3808

Values

Land Use  
S11-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES

Current Charges

Full Rate \$6.150000	Effective Rate 37.813473	Qualifying Rate \$6.907399
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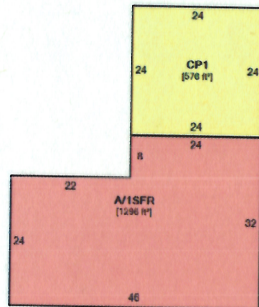
Location  
8895 GAYSPORT HILL RD  
BLUE ROCK OH 43720

Acres  
1.0610

Sketch - Card 1

ID	Description	Size
A	A/1SFR (A / 1 STORY FRAME)	1296
B	CP1 (CARPORT FRAME)	576
1	DEG-SHED	300

Floor	Floor Area (ft <sup>2</sup> )	Living Area (ft <sup>2</sup> )
First Floor	1,296	1,296
Attic	1,296	622
Total	2,592	1,918





STATE OF OHIO  
DEPARTMENT OF TRANSPORTATION  
PHOTOGRAPHIC ATTACHMENT TO COMPARABLE ANALYSIS

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

Address: 8895 Gaysport Hill Road  
Cty, State & Zip: Blue Rock, OH 43720



Front of Property Structure



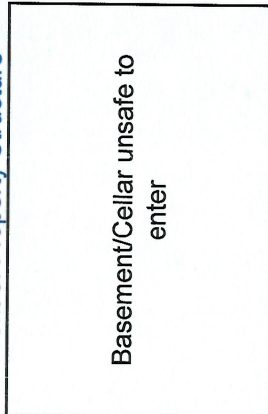
Opening to Bedroom area



Kitchen/Dining Area



Heat source



Basement/Cellar unsafe to enter



Living Room looking West



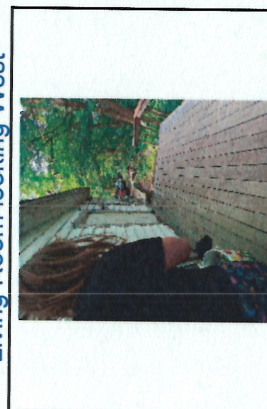
One Bedroom



Second Bedroom



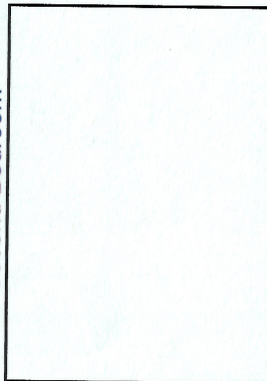
Bathroom



Deck on West of Structure



Rear of Structure



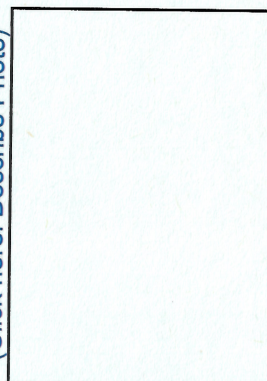
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Outbuilding/Shed



Contents of Outbuilding/Shed



(Click here: Describe Photo)



STATE OF OHIO  
DEPARTMENT OF TRANSPORTATION  
PHOTOGRAPHIC ATTACHMENT TO COMPARABLE ANALYSIS

Address of Comp: 947 Moxahala Street  
City, State & Comp: Zanesville, OH 43701

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



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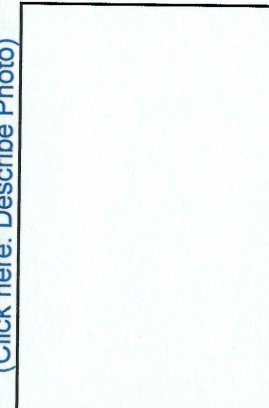
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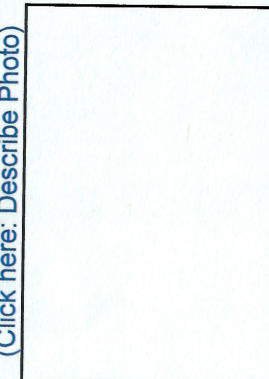
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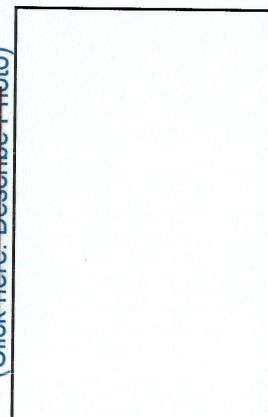
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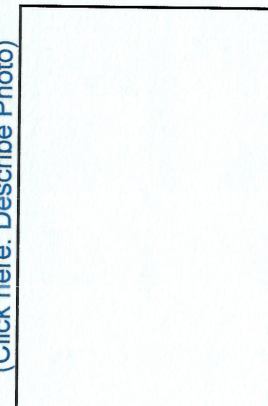
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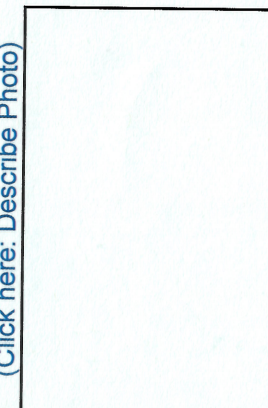
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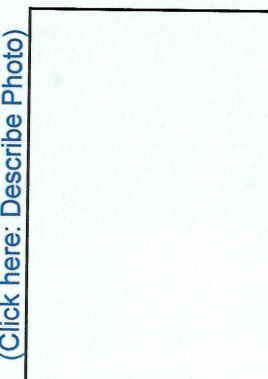
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