



OHIO DEPARTMENT OF TRANSPORTATION

DISTRICT 5 CONSTRUCTION

CALCULATION SHEET

PROJECT NO. \_\_\_\_\_ INITIALS: \_\_\_\_\_

REF. NO. \_\_\_\_\_ ITEM NO. \_\_\_\_\_

SUBJECT: \_\_\_\_\_

LOCATION: \_\_\_\_\_

DATE: 1/29/24

1st memo -

approval for

Market Rent

6 potential rentals

Rented →

Patty m.

$$419 - 551 = 8716$$

Wednesday  
Thursday





# 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

## MEMO TO FILE

**January 18, 2023**

**MUS-376-5.09**

**Parcel 010-1**

**PID 115989**

### **Site Description and Comparable Analysis for 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 a 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 in rooms, but in better condition being DS&S with additions of yard area both front, side and back. - 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 for a room count of 5/2. 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 back yard. 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 ZILLO, 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) except the total HLS, but does provide them with a DS&S replacement. Though a little short on HLS, it does offer the total habitable rooms with the same function as the subject, along with a utility room. The lot size of the comparable is much smaller, but the subject has very little usable yard area due to the topography. Comparable 1 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**

**D5 Realty Specialist Manager**





**MEMO TO FILE**

**Date:** January 17, 2024

**TO:** Patty Moorman – Relocation Reviewer

**FROM:** Kimber L. Heim  
Realty Specialist Manager  
Relocation Agent-in-Training

**RE:** Request for Approval  
Rent Supplement Payment

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. The project has a take area of 1.061 acres due to instability of the hill the property sits on in Blue Rock. The subject property has five rooms, which include Living Room attached to the kitchen/dining room, a bathroom, a utility room, and 2 bedrooms. Several other rooms are uninhabitable due to age and deterioration so these rooms were not counted in the total room count.

The property has 1,918 sq ft of living space per the auditor and a basement which is unsafe. 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 school house until decommissioned in 1950's and sold in late 1950 to be used as a residence. The property is in poor maintenance and borderlines on decent, safe, and sanitary due to the condition of two of the upper rooms, heating by pellet stove, unknown condition of the well servicing the property and the septic system does not seem to be up to code.

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.

## Determination of Prime Comparable

An exhaustive search has been on-going since June 2023. I have utilized internet sites 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.

It is my opinion the Prime Comparable is equal to or better than the subject. The subject tenants were not charged rent due to a family member owning the property. A market rent determination was made based on the information gathered from Shields Properties, Missy Brest, Chad James and Tami Passwaters, all independent owners of rental properties in Zanesville Municipal Area. Rented units range from \$495 to \$800 and a determination was made that \$675 was equal to the condition of the properties and location. Utilities information was gathered from the Zanesville Metropolitan Housing Authority, 01/01/2023 published.

When using the \$675 plus the utility information from the ZMHA Grid = \$144.00, for a market rent of \$819.00.

Compared to the 830 Race Street, Zanesville OH comparable rent of \$850 plus utilities as determined using the ZMHA grid = \$208.00 for a total Replacement Rental Cost per month of \$1,058.00.

To calculate the Rent Supplement Payment the difference between \$1,058.00 and \$819.00 is determined to be \$239.00 which multiplied by 42 months = **\$15,498.00** as a Rent Supplement Payment to be provided Thomas Rodgers and Hope Miller.

Per section 6607.01 of the ODOT Real Estate Manual, Determination to Provide Housing of Last Resort. Whenever a project or program cannot proceed on a timely basis because of comparable replacement rental properties are limited or quickly on and off the market within the monetary limits of \$7,200, the displacing agency shall provide additional or alternate assistance under the provisions of Laas Resort Housing.



The exhaustive, lengthy search of all rental properties available from Gaysport/Blue Rock through Maple Avenue in Northern Zanesville has calculated out to an amount above the \$7,200 limit. If nothing is available within the limit of \$7,200, the displacing agency will provide rental supplement payment under the provisions of Last Resort Housing.

The condition of the subject property and the added hurdle of market rent calculation being required as no rent was being paid to Property owner and the current market for rental properties in the area has caused our search to exceed the RSP monetary limit of \$7,200.00. Therefore, I am requesting approval for use of Last Resort Housing.

**I request approval of this RSP (Rent Supplement Payment).**

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





## MEMO TO FILE

**MUS-376-5.09**  
**Parcel 010-1**  
**PID 115989**

### **Determination of Rent Supplement Payment**

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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 back yard. There is parking along the front of the property as well. This location is on a side street with only one neighbor.

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**Kimber L. Heim**  
**Relocation Agent**  
**D5 Realty Specialist Manager**





615 Indiana St, Zanesville, OH 43701

**\$825/mo**   **2**   **1**   **680**  
 Price   Beds   Baths   Sq Ft



Contact 615 Indiana St

[Request a tour](#)

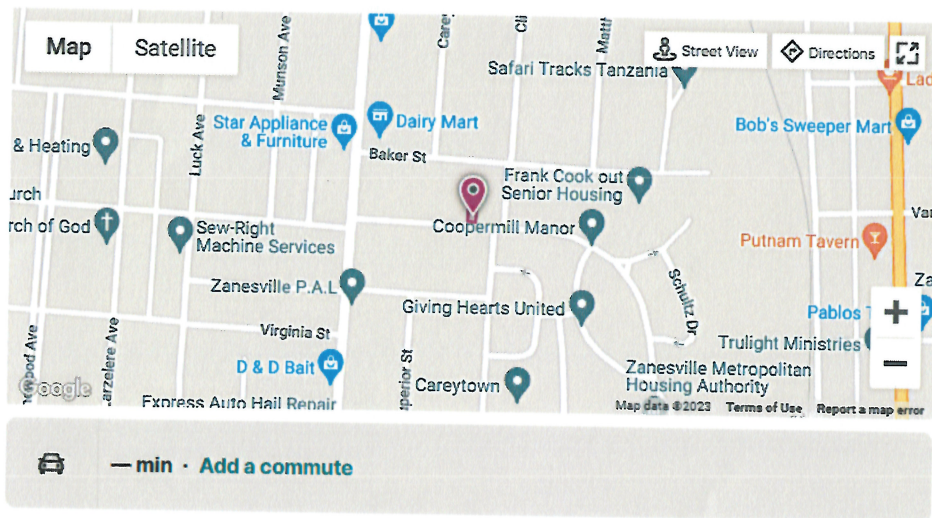
or

[Send a message](#)

[\(740\) 562-6765](#)

**About 615 Indiana St**

2 bed 1 bath home with a yard. Tenants pay gas, water/sewer, electric, and trash. Pets negotiable, HUD vouchers considered.



11/2023 comps

1/22/2024

115989

Samantha Weeks & I drove to SR 376 to try to contact Thomas Rodgers, Jr & Hope Miller concerning their Relocation <sup>eligibility &</sup> benefits. We arrived at 1045 am - the drive had not been cleared since Friday, 1/19/24, snow event. Samantha & I left the vehicle @ the bottom of the drive & walked up the drive to the structure. It appears some items have been removed since visit on 10/13.