



20+



## 2 Beds 1 Bath - Townhouse

\$900 / Month

Rentals

201 Florence Ave, Zanesville, OH

Listed over a week ago

*NO PETS*

Send seller a message

Hi, is this available?

Send

Save

Share

### Unit Details

Townhouse

2 beds · 1 bath

## Rental Location



 Zanesville, OH, 43701

## Description


2 Beds 1 Bath - Townhouse

201 Florence Ave, Zanesville, OH [hidden information], United States


2 b... [See more](#)

## Getting Around

Provided by Walk Score®

 **Walk Score®**  
41 out of 100  
Most errands require a car.

 **Transit Score®**  
undefined out of 100


 **Bike Score®**  
32 out of 100  
Minimal bike infrastructure.

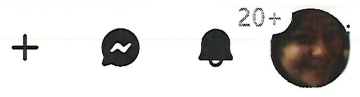
## Nearby Schools

Provided by GreatSchools

 **Zane Grey Elementary School** 1.3 mi  
4 out of 10  
Grades K-6

 **Zanesville Middle School** 1.5 mi  
3 out of 10  
Grades 7-8

 **Zanesville Community School**  
Rating not available  
Grades 9-12



**Seller information**

[Seller details](#)

 **Jami Passwaters**

 Joined Facebook in 2005



**DEBRA J. NYE**  
Muskingum County Auditor | Muskingum County, Ohio

parcel, owner, or address



Summary

Tax

Transfers

4

History

4

Payment History

54

Value History

CAUV Soil Breakdown

Land

1

Commercial Buildings

Dwellings

1

Other Improvements

Sketch

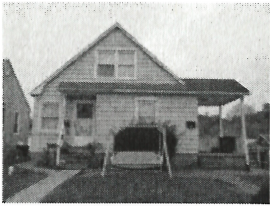
1

Levy Distribution

Tax Estimator

Map this Parcel

Tax Card



Parcel Number  
83-24-04-01-000  
Legal Description  
LOT 30  
STEWARTS SUB  
40 X 143  
Location  
203 FLORENCE AVE  
ZANESVILLE OH 43701  
Acres  
0.1310  
Owner  
CPS REALTY INVESTMENTS LLC

Dwelling - Card 1

Style	1-CONVENTIONAL
Stories	1
Rec Room Area	0
Finished Basement	0
Rooms	8
Bed Rooms	4
Dining Rooms	0
Family Rooms	0
Year Built	1946
Year Remodeled	
Full Baths	2
Half Baths	0
Other Fixtures	0
Heating	Y
Cooling	N
Grade	C-01
Fireplace Openings	0
Fireplace Stacks	0
Living Area	1,721

*No  
One ft  
alley  
to street*





Value

3,431  
32,200

Muskingum County Auditor  
401 Main St  
Zanesville OH 43701  
**Hours:** Mon-Fri, 8:30AM-4:30PM  
**Phone:** [\(740\) 455-7109](tel:(740)455-7109)  
**Fax:** [\(740\) 455-7182](tel:(740)455-7182)  
**Email:** [Email the Auditor](mailto:Auditor@muskingumcounty.gov)

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**DEBRA J. NYE**  
Muskingum County Auditor | Muskingum County, Ohio

parcel, owner, or address



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[History](#)

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[CAUV Soil Breakdown](#)

[Land](#)

1

[Commercial Buildings](#)

[Dwellings](#)

1

[Other Improvements](#)

[Sketch](#)

1

[Levy Distribution](#)

[Tax Estimator](#)

[Map this Parcel](#)

[Tax Card](#)



Parcel Number  
83-24-04-01-000  
Legal Description  
LOT 30  
STEWARTS SUB  
40 X 143  
Location  
203 FLORENCE AVE  
ZANESVILLE OH 43701  
Acres  
0.1310  
Owner  
CPS REALTY INVESTMENTS LLC

Levies

[More Information](#)

### 2023 Election Ballot on 11/07/2023

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 (Tax years 2023 - 2027)	0.5000 mils	Additional	CENTER FOR SENIORS OPERATING EXPENSES	0.00	6.66 <span>↑ 6.66</span>
ZANESVILLE CSD	ZANESVILLE CITY SCHOOL DISTRICT	5 years (Tax years 2024 - 2028)	3.2000 mils	Renewal	EMERGENCY LEVY \$1,439,000	39.52	39.52 <span>No Change</span>

Property

Tax District  
80-ZANESVILLE CORP ZANESVILLE SD

School District  
ZANESVILLE CSD

Neighborhood  
80012-NORTH OF DRYDEN RD & OHIO ST



Routing Number

Deed

**Legal Description**  
LOT 30  
STEWARTS SUB  
40 X 143

**Acres**  
0.1310

**Date Sold**  
08/30/2023

**Sales Amount**  
110,000.00

**Volume / Page**  
3161 / 511

Owner

**Contact**  
CPS REALTY INVESTMENTS LLC  
4305 SHIMODA LN  
ZANESVILLE OH 43701-8605

**Owner Name**  
CPS REALTY INVESTMENTS LLC

Taxpayer


**Contact**  
CPS REALTY INVESTMENTS LLC  
4305 SHIMODA LN  
ZANESVILLE OH 43701-8605

Values

**Land Use**  
520-TWO FAMILY DWELLING

	Appraised	Assessed
<b>Land</b>	5,800	2,030
<b>Improvement</b>	32,200	11,270
<b>Total</b>	38,000	13,300
<b>CAUV (N)</b>	0	0
<b>Homestead (N)</b>	0	0
<b>Owner Occupancy (N)</b>	0	0
<b>Taxable</b>	38,000	13,300

Current Charges

Full Rate 



Rate

Rate

42.842923

Pay Online:

[Add to cart](#)

	<b>Prior</b>	<b>First</b>	<b>Second</b>	<b>Total</b>
<b>Tax</b>	0.00	259.17	259.17	518.34
<b>Special</b>	0.00	3.00	3.00	6.00
<b>Total</b>	0.00	262.17	262.17	524.34
<b>Paid</b>	0.00	262.17	262.17	524.34
<b>Due</b>	0.00	0.00	0.00	0.00

Adding on? [Try our tax estimator.](#)

Muskingum County Auditor  
401 Main St  
Zanesville OH 43701  
**Hours:** Mon-Fri, 8:30AM-4:30PM  
**Phone:** (740) 455-7109  
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**Email:** [Email the Auditor](#)

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20+



## 2 Beds 1 Bath House

\$800 / Month

Rentals

7000 Elm St, East Fultonham, OH

950 square feet

Listed over a week ago · Available 2023/11/05

NO PETS!

 Send seller a message

Hi, is this available?

Send

 Save

 Share

Unit Details



20+

2 beds · 1 bath

950 square feet

Central AC

Gas heating

Laundry available

Off-street parking

### Rental Location



East Fultonham, OH, 43735

### Description

Single floor home close to Lake Isabella. Home will be available first week in November. No pets, ... [See more](#)

### Getting Around

Provided by Walk Score®

#### Walk Score®

7 out of 100

Almost all errands require a car.

#### Transit Score®

undefined out of 100

#### Bike Score®

35 out of 100

Minimal bike infrastructure.

### Seller information

[Seller details](#)



Becky Irvin Wigal

of  Facebook in 2009



20+







## 2 Beds 1 Bath House

\$1,000 / Month

Rentals

Zanesville, OH

Listed 6 days ago · Available now

Send seller a message

Hi, is this available?

Send

Save

Share

### Unit Details

House

2 beds · 1 bath





- Gas heating
- In-unit laundry
- Off-street parking
- Unfurnished

### Rental Location



Zanesville, OH  
Location is approximate

### Description

2 bdrm, 1 bath house with fixed up room in basement for possible 3rd bedroom. Includes fridge, range, washer, dryer and central air. Also has a carport for car or for entertaining. Near Zanesville High School and Zanesville Middle School and hospital. No Pets. Call [hidden information] for viewing. [See less](#)

### Getting Around

Provided by Walk Score®

**Walk Score®**  
37 out of 100  
Most errands require a car.

**Transit Score®**  
undefined out of 100

**Bike Score®**  
21 out of 100  
Minimal bike infrastructure.

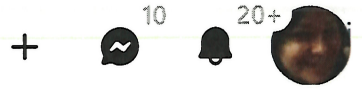
### Nearby Schools


Provided by GreatSchools

**Zane Grey Elementary School**  
4 out of 10  
Grades K-6

2.8 mi

 Zanesville Middle School  
3 out of 10  
Grades 7-8



 Zanesville High School  
3 out of 10  
Grades 9-12

0.2 mi

### Seller information

[Seller details](#)



Tim Todd

 Joined Facebook in 2009

### Rental Market Data Grid

This form is intended to provide the user with a standard format to estimate the market rent of the subject property/displacement site. Adjustments should only be made for items of significant difference between the comparables and the subject property. Where items of comparability are not significantly different, the agent will leave the "adjustment" column blank.

Item	Subject	Comparable #1	Comparable #2	Comparable #3			
Address							
Monthly Rental Rate	<del>0</del>						
Data Source: (newspaper, realtor, internet site)							
Contact Information (name/phone number)							
Item	Subject	Description	Adjustment	Description	Adjustment	Description	Adjustment
Type of Dwelling (single family, duplex, multi-unit)	single family						
Exterior Finish	wind						
Age of Dwelling	+150						
Lot size, if applicable	1.5 ac						
Off Street Parking (number of spaces available to renter)	3						
Garage (number of bays/attached or detached)	<del>0</del>						
Number of rooms above grade	6						
Number of finished rooms below grade	<del>0</del>						
Total number of rooms in home	8						
Basement (Full or Partial, Finished or Unfinished)	crawl						
Number of Bathrooms	1						
Gross Sq. Ft.							
Water: city water or well water	cistern						
Heat: Gas, Oil, Electric, Propane	propane, wood						
Cooking: electric, gas, other	electric						
Air-conditioning	no						
School District	Franklin						
Condition: (good, fair, poor)	poor						
Other:							
Indicated Rental Amount	\$ 615						
Comments on Market Data							
Final Reconciliation of Market Rent							
based on low income							
I estimate the monthly market rent of the Subject as of <u>9/22</u> 20 <u>23</u> to be \$ <u>815<sup>00</sup></u>							
Signature of Preparer:		<u>Amber Klein</u>					



- 2 beds · 1 bath
- 1248 square feet
- Central AC
- Central heating
- Laundry available
- Off-street parking

### Rental Location



■ Zanesville, OH, 43701

### Description

2-bed, 1-bath single family with majority hardwood floors throughout. Residence features spacious ro...  
[See more](#)

### Getting Around

Provided by Walk Score®

■ **Walk Score®**  
46 out of 100  
Most errands require a car.

■ **Transit Score®**  
undefined out of 100

■ **Bike Score®**  
41 out of 100  
Minimal bike infrastructure.

### Nearby Schools

Provided by GreatSchools




■ **Zane Grey Elementary School**

1.1 mi



4 out of 10  
Grade 7-6



+  10  20+ 

 **Zanesville Middle School**  
3 out of 10  
Grades 7-8  
1.5 mi

 **Zanesville Community School**  
Rating not available  
Grades 9-12  
1 mi

**Seller information**

[Seller details](#)

 **Andrew Davisson**

 Joined Facebook in 2019



DEBRA J. NYE

Muskingum County Auditor | Muskingum County, Ohio

parcel, owner, or address

11/7/23  
Rental Inspection

11 of 13



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[Other Improvements](#)

[Sketch](#)

[Levy Distribution](#)

[Tax Estimator](#)

[Map this Parcel](#)

[Tax Card](#)

*Gas cooking  
W/D in kitchen  
2nd BR  
too small  
condition on outside  
steps not emphasis  
w/ zoning*

6  
6  
51  
1  
1  
1



Parcel Number  
82-15-02-12-000  
Legal Description  
LOT 26  
MELICK & JOHNSON SUB  
41 X 150  
Location  
1120 WILSON AVE  
ZANESVILLE OH 43701  
Acres  
0.1410  
Owner  
QUALITY BUSINESS INVESTMENTS LLC

*popper in road  
repair in  
mess of driveway  
for driveway*

Levies

[More Information](#)

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ZANESVILLE CSD	ZANESVILLE CITY SCHOOL DISTRICT	5 years (Tax years 2024 - 2028)	3.2000 mils	Renewal	EMERGENCY LEVY \$1,439,000	39.74	39.74 <small>No Change</small>

Property

Tax District  
80-ZANESVILLE CORP ZANESVILLE SD



District  
E CSD  
hood  
DRYDEN-VIRGINIA-PINE-MAYSVILLE

Subdivision

Map Number

Routing Number

Deed

**Legal Description**  
LOT 26  
MELICK & JOHNSON SUB  
41 X 150

**Acres**  
0.1410

**Date Sold**  
03/20/2023

**Sales Amount**  
82,000.00

**Volume / Page**  
3132 / 257

Owner

**Contact**  
QUALITY BUSINESS INVESTMENTS LLC  
9570 ZION RIDGE RD  
CHESTERHILL OH 43728-9076

**Owner Name**  
QUALITY BUSINESS INVESTMENTS LLC

Taxpayer

**Contact**  
QUALITY BUSINESS INVESTMENTS LLC  
9570 ZION RIDGE RD  
CHESTERHILL OH 43728-9076

Values

**Land Use**  
510-SINGLE FAMILY DWELLING

	Appraised	Assessed
<b>Land</b>	6,300	2,210
<b>Improvement</b>	31,900	11,170
<b>Total</b>	38,200	13,380
<b>CAUV (N)</b>	0	0
<b>Homestead (N)</b>	0	0
<b>Owner Occupancy (N)</b>	0	0



Appraised

Assessed

38,200

13,380

Charges

Full Rate 68.350000

Effective Rate 43.249143

Qualifying Rate 42.842923

Pay Online:

	Prior	First	Second	Total
Tax	0.00	260.68	260.68	521.36
Special	0.00	3.00	3.00	6.00
Total	0.00	263.68	263.68	527.36
Paid	0.00	263.68	263.68	527.36
Due	0.00	0.00	0.00	0.00

Adding on? [Try our tax estimator.](#)

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 401 Main St  
 Zanesville OH 43701  
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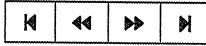
# DEBRA J. NYE

Muskingum County Auditor | Muskingum County, Ohio

parcel, owner, or address



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Summary

Tax

Transfers

6

History

6

Payment History

51

Value History

CAUV Soil Breakdown

Land

1

Commercial Buildings

Dwellings

1

Other Improvements

Sketch

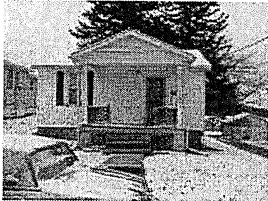
1

Levy Distribution

Tax Estimator

Map this Parcel

Tax Card



Parcel Number  
82-15-02-12-000  
Legal Description  
LOT 26  
MELICK & JOHNSON SUB  
41 X 150  
Location  
1120 WILSON AVE  
ZANESVILLE OH 43701  
Acres  
0.1410  
Owner  
QUALITY BUSINESS INVESTMENTS LLC

Dwelling - Card 1

Style	1-CONVENTIONAL
Stories	1
Rec Room Area	0
Finished Basement	0
Rooms	5
Bed Rooms	2
Dining Rooms	1
Family Rooms	0
Year Built	1930
Year Remodeled	1997
Full Baths	1
Half Baths	0
Other Fixtures	0
Heating	Y
Cooling	N
Grade	C-02



Openings

Stacks

0

0

688

1,032

31,900

Appraised Value

Muskingum County Auditor  
401 Main St  
Zanesville OH 43701  
**Hours:** Mon-Fri, 8:30AM-4:30PM  
**Phone:** [\(740\) 455-7109](tel:(740)455-7109)  
**Fax:** [\(740\) 455-7182](tel:(740)455-7182)  
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115989

In comments?

no effect  
until I am  
ready

non-DSS adjustments

14544  
200  
14744

Final reconciliation

Details why I made  
my ~~at~~ adjustments to reflect  
the difference in the subject  
property —

Rentals available —

Rentals closer \$ in same  
condition

\$10000 comps  
- 7000  
\$3000 × 42~~00~~ = \$12,600

Blocked off  
from —

115989

→ pull out pet expenses

---

→ ~~DP~~ Deposit handled differently.

→ / TSP - \$15000 /

---

DP and/or closing costs

---

Spend it to get it!

---

---

Inspection of the replacement

— Prepare a deficiency letter.

fix this these things  
1) roof -

Basement windows  
Keep & make arrangements

2)  
3)  
I can release the \$!

- Economic Rent

call rental

use

- Prene Comp ✓ verify

LRT

most economical

Last Resort Housing

update bill - still available

Income Info -

tenant income  
verif.

- Thomas

- Hope

RE 607 - Verif

rents  
utilities

what they are  
no

115989

write up my site  
analysis

Patty M. pending

- > memo LRH requesting approval
- > less than 3 comps
- > requesting approval of RSP

Subject:  
each comp

Correlation

Then what reasoning  
to pick Comp 1

do not ask for  
Bill use the

Utility worksheet - 3 cc - electric  
1 bath -

30% Metro housing for ~~the~~ \$54000 -  
get a copy in the file



Zillow

Save Share Hide More

**\$995/mo** 3 bd | 2 ba | 1,200 sqft

1072 Moxahala Ave, Zanesville, OH 43701

House for rent

List your rental on Zillow

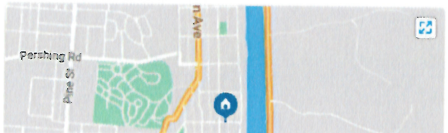
Request a tour

Apply now

Overview Facts and features Price History Nearby schools

**Fast & easy Zillow application.**  
 This property accepts Zillow applications. Click 'Apply now' to fill out the online form once and apply to as many participating properties as you want. Just \$35 for 30 days.

- Date available** Available Now
- Pets** Cats, Dogs
- Parking** Contact manager
- Type** Single Family Residence
- Laundry** Hookups
- Cooling** Contact manager
- Deposit & fees** \$995
- Heating** Contact manager



614-879-1935 rental manager