

**Aerial Photograph of the Subject Property:** Note, the aerial photograph was downloaded from the Muskingum County GIS website on June 16, 2023.



**11. DECLARATION OF REPORTING OPTION**

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. Supporting documentation is retained in the appraiser's files.

**12. IDENTIFY THE CLIENT AND ANY USERS**

The client is the Ohio Department of Transportation. The users of the appraisal may include the Ohio Department of Transportation, the property owner and the Ohio Attorney General's Office. The Martin + Wood Appraisal Group is working on behalf of the client through West Erie Realty Solutions.

**13. STATE THE INTENDED USE OF THE APPRAISAL**

The appraisal, if recommended by the client, may be used as a basis to establish the fair market value of the part taken and damages, if any, to the residue property. The appraisal will be given to the property owner during the negotiation process in compliance with Ohio law and it may be used as evidence in an appropriation case.

**14. SUMMARIZE THE IDENTITY OF THE REAL ESTATE INVOLVED IN THE APPRAISAL**

The subject's address is 8895 Gaysport Hill Road, Blue Rock, Ohio 43720. The subject site is located on the east side of Gaysport Hill Road and south and west side of State Route 376. The subject is improved with a single-family residential dwelling, outbuilding and supporting site improvements.

**15. STATE THE REAL PROPERTY INTEREST BEING APPRAISED**

The real property interest being appraised is the fee simple interest in the whole property before the taking and the fee simple interest of the residue property after the taking.

**16. STATE THE PURPOSE OF THE APPRAISAL**

The purpose of the appraisal is to estimate compensation to the property owner for the part taken and damages, if any, to the residue property due to the proposed highway project. Compensation is the total of the part taken, damages to the residue property (if any) and any temporary easement takings.

**17. DEFINITION OF MARKET VALUE**

The definition of fair market value utilized by ODOT is based on the Ohio Jury Instruction [CV 609.05 Compensation] and is:

You will award to the property owner(s) the amount of money you determine to be the fair market value of the property taken. Fair market value is the amount of money which could be obtained on the market at a voluntary sale of the property. It is the amount a purchaser who is willing, but not required to buy, would pay and that a seller who is willing, but not required to sell, would accept, when both are fully aware and informed of all the circumstances involving the value and use of the property. You should consider every element that a buyer would consider before making a purchase. You should take into consideration the location, surrounding area, quality and general conditions of the premises, the improvements thereon and everything that adds or detracts from the value of the property.

The market value estimated in this appraisal is based on the regulatory requirement for Influence of the Project on Just Compensation, section 5501:2-5-06 (C)(2) of the Ohio Administrative Code, which requires the appraiser do the following:

To the extent permitted by applicable law, the appraiser shall disregard any decrease or increase in fair market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within reasonable control of the owner.

**18. DATES OF THE APPRAISAL**

**Date of the Report:** July 25, 2023

**Date of the Value Estimate (Effective Date):** June 15, 2023

**19. SUMMARIZE THE VALUATION PROBLEM AND SCOPE OF WORK NECESSARY FOR THE VALUATION PROBLEM**

**The Valuation Problem:**

The Ohio Department of Transportation is in the process of preparing for remediation of rock cut slope to improve slope stability along State Route 376. The proposed project, known as MUS-376-5.09, will acquire the property in total. The appraisal problem consists of estimating compensation to the property owner for the part taken and damages, if any, to the part not taken, due to the proposed highway project.

## **The Scope of Work Necessary for the Valuation Problem:**

In preparing this report, the appraiser:

- viewed the plans provided by the client;
- viewed the subject site and the interior and exterior of the improvements on June 15, 2023
- viewed the public records of the subject property;
- facts pertaining to the property including accessibility, physical and topographical features, utility availability, zoning, flood hazards, etc., were collected;
- viewed the subject neighborhood and surrounding area;
- gathered information on comparable properties. Exterior viewings were made of all the comparable properties. Numerous sources and a reasonable time span were used in the search for market data;
- confirmed and analyzed the market data;
- applied the sales comparison approach (as vacant and as improved)

The Sales Comparison Approach – Land is used to estimate the value of the fee simple interest in the land. Due to the overall age of the subject’s improvements and the difficulty in estimating depreciation for older properties, the cost approach to value is not considered applicable and is, therefore, not applied. The Cost Approach is limited to estimating the contributory value of the site improvements. The Sales Comparison Approach – Improved was utilized to establish the improved value of the subject property. Market research did not indicate that properties similar to the subject are being purchased for investment purposes. Therefore, the income approach is not deemed applicable.

The appraiser believes the previously discussed valuation methods are reliable indicators of value for the subject land and improvements, and that the conclusions derived from these approaches are not misleading.

This Appraisal Report is a brief recapitulation of the appraiser’s data, analyses and conclusions. Supporting documentation is retained in the appraiser’s files.

## **20. EXPOSURE TIME**

According to The Dictionary of Real Estate Appraisal, Sixth Edition, page 83, exposure time is “*The Estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure Time is a retrospective opinion based upon an analysis of past events assuming a competitive and open market.*”

The subject is a single-family residential dwelling located in Franklin Local School District. Per the local multiple listing service (MLS), the average days on market for single-family residential properties in the Franklin Local School District has been less than sixty days. Taking these figures into consideration, an exposure time of three months or less is estimated for the subject.



**21. RIGHT OF ACCOMPANIMENT**

**Viewed By:** Nathan D. Garnett

**Date of the Viewing:** June 15, 2023

**Identification of the Person Who Accompanied the Appraiser:**

Charlie Rodgers along with her father and brother

**Relationship to the Owner of the Property:**

Property Owner

**If there was no accompaniment, state how the right of accompaniment was extended to the property owner. Include the number of telephone calls with dates, times and phone number(s) and mailings and visits to the property.**

Not Applicable.

**22. PART 2: FACTUAL DATA BEFORE THE TAKING**

**23. IDENTIFICATION OF THE LARGER PARCEL - BEFORE THE TAKING**

**Test of the Larger Parcel**

**Unity of Ownership:** The subject consists of Auditor Tax Parcel 06-42-02-51-000, which is owned by Charlie N. Rodgers, per the R/W plans, title report provided by the client, and/or public records.

**Unity of Highest and Best Use:** Tax Parcel 06-42-02-51-000 and is currently improved with a residential dwelling and supporting site improvements.

**Contiguity:** The subject consists of one tax parcel that is on the east side of Gaysport Hill Road, and total 1.063 gross acres / 1.063 net acres.

After testing the subject site with the criteria listed above, and considering the Highest and Best Use analysis in Section 33, the larger parcel is identified as one Auditor parcel containing 1.063 gross acres / 1.063 net acres, owned by Charlie N. Rodgers.

**24. LEGAL DESCRIPTION - BEFORE THE TAKING**

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and bounded and described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and being part of the southeast quarter of Section 20, Township 12, Range 12, and being all those lands intended to be described in Deed Volume 1133, Page 9; being further bounded and described as follows:

Commencing at an iron pin found at the northeast corner of Lot No. 12 in the Village of Gaysport, as recorded in Deed Volume 17, Pages 432 and 433, thence, South  $76^{\circ} 53' 37''$  east, 165.00 feet to an iron pin set on the south line of State Route 376, and the TRUE POINT OF BEGINNING for the parcel herein intended to be described; thence, continuing South  $76^{\circ} 53' 37''$  east, 132.00 feet to an iron pin found; thence, south  $16^{\circ} 25' 37''$  West, 561.00 feet to a point, passing an iron pin found at 375.20 feet; thence, north  $76^{\circ} 53' 37''$  west, 33.00 feet to an iron pin set on the east line of Gaysport Hill Road; thence, North  $06^{\circ} 20' 03''$  East, 563.97 feet to the point of beginning, and containing 1.061 acres more or less.

Subject to all legal highways and easements of record.

Bearings described herein are based upon those described in Deed Volume 1112, Page 558.

Iron Pins set are 5/8" rebar with yellow identification cap (Findley S-7222).

This description, written on June 20, 1997, is based on an actual survey of the premises by Terry J. Finley, Ohio Registered Surveyor #S-7222.

Property address: 8895 Gaysport Hill Road, Blue Rock, Ohio 43720

Subject to all restrictions, conditions, covenants, easements, rights of way, and reservations of record.

**Auditor's Parcel No.: 06-42-02-51-000**

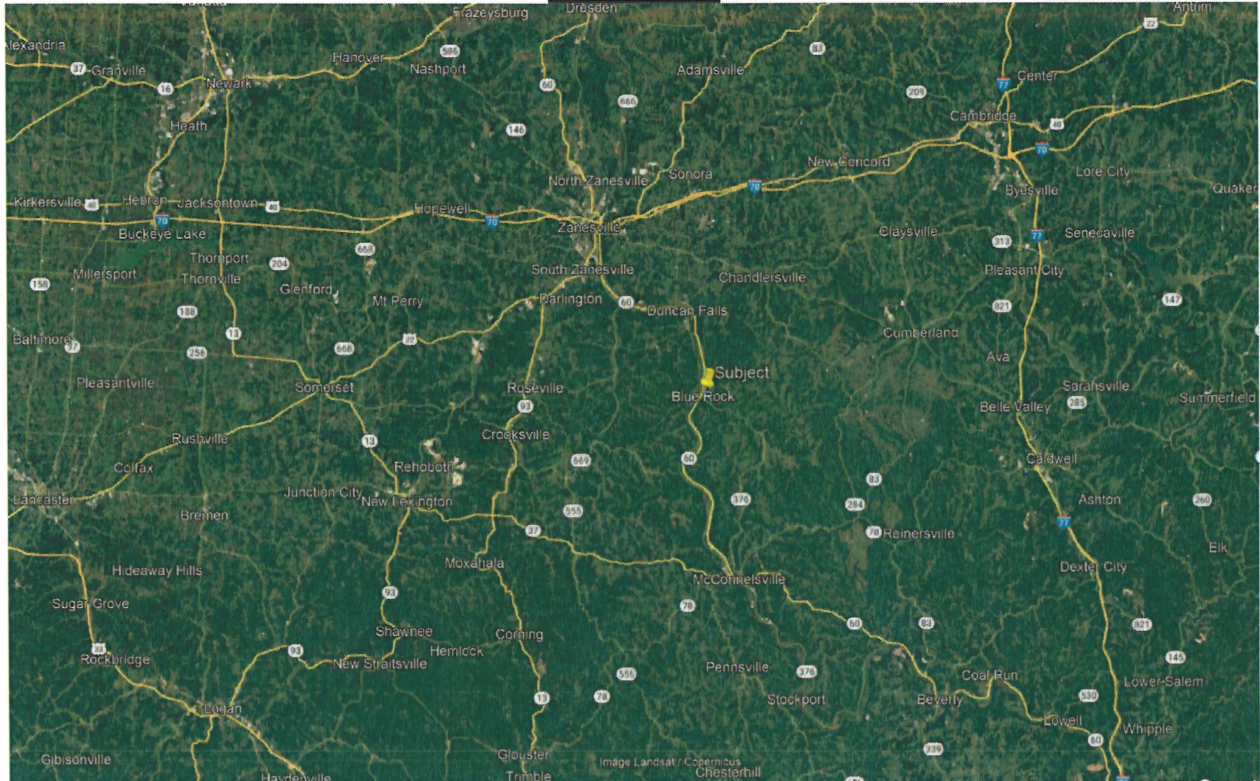
**Prior Instrument Reference: Volume 1136, Page 153**

## 25. SUMMARIZE AREA, CITY AND NEIGHBORHOOD ANALYSIS

### Area and City Description

The subject property is located on the east side of Gaysport Hill Road and south and west side of State Route 376, in Blue Rock Township, Muskingum County, Ohio. Blue Rock Township is in the southern part of the county. The subject is in the Franklin Local School District.

### AREA MAP





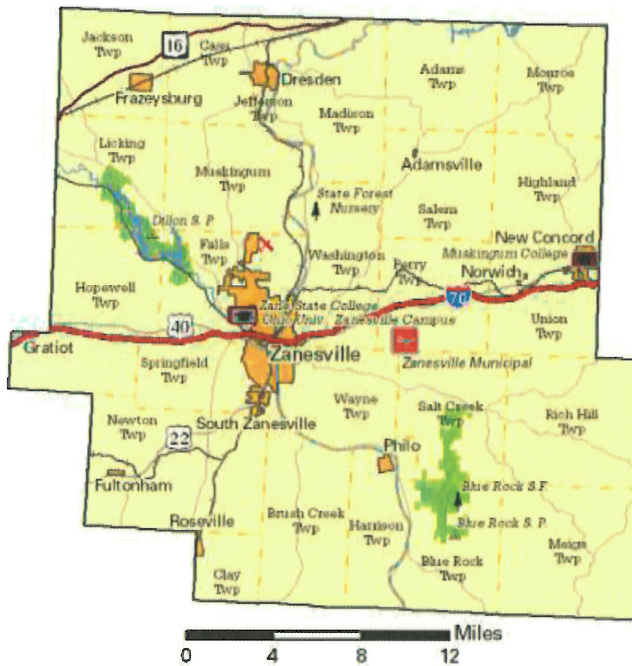
# Ohio County Profiles



Prepared by the Office of Research 2021 Edition

## Muskingum County

Established: Act - March 1, 1804  
 2020 Population: 86,410  
 Land Area: 664.6 square miles  
 County Seat: Zanesville City  
 Named for: Native American word meaning "by the riverside"



### Taxes

Taxable value of real property	\$1,697,003,130
Residential	\$1,114,784,590
Agriculture	\$201,600,280
Industrial	\$64,857,780
Commercial	\$310,030,460
Mineral	\$5,730,020
Ohio income tax liability	\$39,798,218
Average per return	\$1,023.17

### Land Use/Land Cover

Land Use/Land Cover	Percent
Developed, Lower Intensity	8.04%
Developed, Higher Intensity	1.06%
Barren (strip mines, gravel pits, etc.)	0.30%
Forest	57.64%
Shrub/Scrub and Grasslands	2.32%
Pasture/Hay	22.62%
Cultivated Crops	6.20%
Wetlands	0.42%
Open Water	1.40%

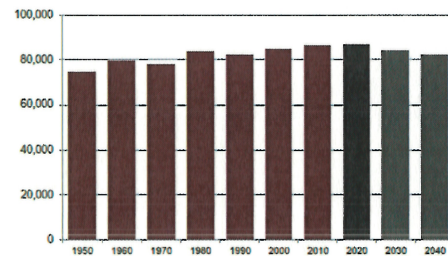
### Largest Places

Place	Census 2020	Census 2010
Zanesville city	24,765	25,487
Falls twp	8,718	8,131
Newton twp UB	5,074	5,157
Wayne twp	4,892	4,731
Muskingum twp	4,861	4,520
Washington twp	4,097	4,288
Springfield twp UB	3,616	3,653
Hopedell twp UB	3,113	3,005
Perry twp	2,728	2,621
New Concord vil.	2,361	2,491

UB: Unincorporated balance.

### Total Population

Census	Population
1800	57,488
1810	10,036
1820	17,824
1830	29,334
1840	38,749
1850	45,049
1860	44,416
1870	44,886
1880	49,774
1890	51,210
1900	53,185
1910	57,488
1920	57,980
1930	67,398
1940	69,795
1950	74,535
1960	79,159
1970	77,826
1980	83,340
1990	82,068
2000	84,585
2010	86,074
2020	86,410
2030 (Projected)	83,900
2040 (Projected)	81,900



**Ohio** County Profiles

**Muskingum County**

Population by Race	Number	Percent
ACS Total Population	86,131	100.0%
White	79,042	91.8%
African-American	2,779	3.2%
Native American	222	0.3%
Asian	385	0.4%
Pacific Islander	33	0.0%
Other	385	0.4%
Two or More Races	3,285	3.8%
Hispanic (may be of any race)	967	1.1%
<b>Total Minority</b>	<b>7,405</b>	<b>8.6%</b>

Educational Attainment	Number	Percent
Persons 25 years and over	58,655	100.0%
No high school diploma	7,177	12.2%
High school graduate	24,388	41.6%
Some college, no degree	11,493	19.6%
Associate degree	6,160	10.5%
Bachelor's degree	5,887	10.0%
Master's degree or higher	3,550	6.1%

Family Type by Employment Status	Number	Percent
Total Families	21,951	100.0%
Married couple, husband and wife in labor force	7,954	36.2%
Married couple, husband in labor force, wife not	3,028	13.8%
Married couple, wife in labor force, husband not	1,264	5.8%
Married couple, husband and wife not in labor force	3,831	17.5%
Male householder, in labor force	1,150	5.2%
Male householder, not in labor force	509	2.3%
Female householder, in labor force	2,854	13.0%
Female householder, not in labor force	1,361	6.2%

Household Income	Number	Percent
Total Households	33,878	100.0%
Less than \$10,000	2,638	7.8%
\$10,000 to \$19,999	4,307	12.7%
\$20,000 to \$29,999	4,071	12.0%
\$30,000 to \$39,999	3,731	11.0%
\$40,000 to \$49,999	3,077	9.1%
\$50,000 to \$59,999	2,720	8.0%
\$60,000 to \$74,999	3,896	11.5%
\$75,000 to \$99,999	3,998	11.8%
\$100,000 to \$149,999	3,548	10.5%
\$150,000 to \$199,999	1,195	3.5%
\$200,000 or more	697	2.1%
<b>Median household income</b>	<b>\$47,254</b>	

Percentages may not sum to 100% due to rounding.

Population by Age	Number	Percent
ACS Total Population	86,131	100.0%
Under 5 years	5,212	6.1%
5 to 17 years	14,506	16.8%
18 to 24 years	7,758	9.0%
25 to 44 years	20,356	23.6%
45 to 64 years	23,262	27.0%
65 years and more	15,037	17.5%
<b>Median Age</b>	<b>40.3</b>	

Family Type by Presence of Own Children Under 18	Number	Percent
Total Families	22,060	100.0%
Married-couple families with own children	5,520	25.0%
Male householder, no wife present, with own children	810	3.7%
Female householder, no husband present, with own children	2,404	10.9%
Families with no own children	13,326	60.4%

Poverty Status of Families By Family Type by Presence of Related Children	Number	Percent
Total Families	22,060	100.0%
Family income above poverty level	19,315	87.6%
Family income below poverty level	2,745	12.4%
Married couple, with related children	491	2.2%
Male householder, no wife present, with related children	104	0.5%
Female householder, no husband present, with related children	1,430	6.5%
Families with no related children	720	3.3%

Ratio of Income To Poverty Level	Number	Percent
Population for whom poverty status is determined	83,515	100.0%
Below 50% of poverty level	5,561	6.7%
50% to 99% of poverty level	7,835	9.4%
100% to 124% of poverty level	4,528	5.4%
125% to 149% of poverty level	4,441	5.3%
150% to 184% of poverty level	5,335	6.4%
185% to 199% of poverty level	2,817	3.4%
200% of poverty level or more	52,998	63.5%

Geographical Mobility	Number	Percent
Population aged 1 year and older	85,133	100.0%
Same house as previous year	72,647	85.3%
Different house, same county	8,926	10.5%
Different county, same state	2,907	3.4%
Different state	488	0.6%
Abroad	165	0.2%



# Ohio County Profiles

## Muskingum County

Travel Time To Work	Number	Percent
Workers 16 years and over	36,891	100.0%
Less than 15 minutes	12,186	33.0%
15 to 29 minutes	14,211	38.5%
30 to 44 minutes	4,755	12.9%
45 to 59 minutes	2,227	6.0%
60 minutes or more	3,512	9.5%
<b>Mean travel time</b>	<b>24.0 minutes</b>	

Housing Units	Number	Percent
Total housing units	37,940	100.0%
Occupied housing units	33,878	89.3%
Owner occupied	23,372	69.0%
Renter occupied	10,506	31.0%
Vacant housing units	4,062	10.7%

Year Structure Built	Number	Percent
Total housing units	37,940	100.0%
Built 2014 or later	326	0.9%
Built 2010 to 2013	606	1.6%
Built 2000 to 2009	3,928	10.4%
Built 1990 to 1999	4,501	11.9%
Built 1980 to 1989	3,387	8.9%
Built 1970 to 1979	5,619	14.8%
Built 1960 to 1969	3,852	10.2%
Built 1950 to 1959	4,111	10.8%
Built 1940 to 1949	2,516	6.6%
Built 1939 or earlier	9,094	24.0%
<b>Median year built</b>	<b>1968</b>	

Value for Specified Owner-Occupied Housing Units	Number	Percent
Specified owner-occupied housing units	23,372	100.0%
Less than \$20,000	1,355	5.8%
\$20,000 to \$39,999	1,033	4.4%
\$40,000 to \$59,999	1,580	6.8%
\$60,000 to \$79,999	2,416	10.3%
\$80,000 to \$99,999	2,681	11.5%
\$100,000 to \$124,999	3,236	13.8%
\$125,000 to \$149,999	2,809	12.0%
\$150,000 to \$199,999	4,357	18.6%
\$200,000 to \$299,999	2,537	10.9%
\$300,000 to \$499,999	994	4.3%
\$500,000 to \$999,999	261	1.1%
\$1,000,000 or more	113	0.5%
<b>Median value</b>	<b>\$120,200</b>	

House Heating Fuel	Number	Percent
Occupied housing units	33,878	100.0%
Utility gas	19,182	56.6%
Bottled, tank or LP gas	2,215	6.5%
Electricity	9,547	28.2%
Fuel oil, kerosene, etc	1,218	3.6%
Coal, coke or wood	1,231	3.6%
Solar energy or other fuel	353	1.0%
No fuel used	132	0.4%

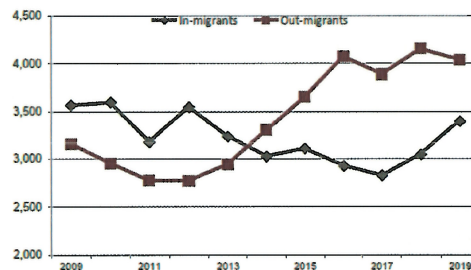
Percentages may not sum to 100% due to rounding.

Gross Rent	Number	Percent
Specified renter-occupied housing units	10,506	100.0%
Less than \$100	110	1.0%
\$100 to \$199	205	2.0%
\$200 to \$299	616	5.9%
\$300 to \$399	420	4.0%
\$400 to \$499	799	7.6%
\$500 to \$599	1,270	12.1%
\$600 to \$699	1,424	13.6%
\$700 to \$799	1,392	13.2%
\$800 to \$899	1,319	12.6%
\$900 to \$999	743	7.1%
\$1,000 to \$1,499	1,247	11.9%
\$1,500 or more	224	2.1%
No cash rent	737	7.0%
<b>Median gross rent</b>	<b>\$703</b>	
Median gross rent as a percentage of household income	30.2	

Selected Monthly Owner Costs for Specified Owner-Occupied Housing Units	Number	Percent
Specified owner-occupied housing units with a mortgage	13,752	100.0%
Less than \$400	76	0.6%
\$400 to \$599	818	5.9%
\$600 to \$799	2,090	15.2%
\$800 to \$999	2,557	18.6%
\$1,000 to \$1,249	3,158	23.0%
\$1,250 to \$1,499	2,148	15.6%
\$1,500 to \$1,999	1,893	13.8%
\$2,000 to \$2,999	757	5.5%
\$3,000 or more	255	1.9%
<b>Median monthly owners cost</b>	<b>\$1,106</b>	
Median monthly owners cost as a percentage of household income	19.1	

Vital Statistics	Number	Rate
Births / rate per 1,000 women aged 15 to 44	1,014	64.3
Teen births / rate per 1,000 females 15-19	80	78.9
Deaths / rate per 100,000 population	1,023	1,186.6

### Domestic Migration



# Ohio County Profiles

# Muskingum County

## Agriculture

Land in farms (acres)	189,022
Number of farms	1,263
Average size (acres)	150
Total cash receipts	\$70,074,000
Per farm	\$55,482
Receipts for crops	\$28,770,000
Receipts for livestock/products	\$41,304,000

## Education

Traditional public schools buildings	27
Students	13,338
Teachers (Full Time Equivalent)	951.5
Expenditures per student	\$8,545
Graduation rate	93.8
Community/charter schools buildings	1
Students	155
Teachers (Full Time Equivalent)	12.5
Expenditures per student	\$7,359
Graduation rate	
Private schools	3
Students	408
4-year public universities	0
Regional campuses	1
2-year public colleges/satellites	1
Ohio Technical Centers	1
Private universities and colleges	1
Public libraries (Districts / Facilities)	1 / 6

## Transportation

Registered motor vehicles	107,327
Passenger cars	62,744
Noncommercial trucks	19,889
Total license revenue	\$3,174,283.63
Permissive tax revenue	\$737,845.00
Interstate highway miles	27.35
Turnpike miles	0.00
U.S. highway miles	40.12
State highway miles	200.98
County, township, and municipal road miles	1,411.88
Commercial airports	2

## Health Care

Physicians	205
Registered hospitals	1
Number of beds	321
Licensed nursing homes	8
Number of beds	658
Licensed residential care	7
Number of beds	479
Persons with health insurance (Aged 0 to 64)	92.1%
Adults with insurance (Aged 18 to 64)	91.1%
Children with insurance (Aged Under 19)	94.6%

## Communications

Television stations	1
Radio stations	5
Daily newspapers	1
Circulation	5,268
Average monthly unique visitors	240,904
Weekly newspapers	0
Circulation	0
Average monthly unique visitors	0
Online only	0
Average monthly unique visitors	0

## Crime

Total crimes reported in Uniform Crime Report	2,312
Violent crime	163
Property crime	2,149

## Finance

FDIC insured financial institutions (HQs)	2
Assets (000)	\$813,244
Branch offices	30
Institutions represented	10

## Transfer Payments

Total transfer payments	\$977,116,000
Payments to individuals	\$958,026,000
Retirement and disability	\$320,481,000
Medical payments	\$479,557,000
Income maintenance (Supplemental SSI, family assistance, food stamps, etc)	\$91,583,000
Unemployment benefits	\$6,743,000
Veterans benefits	\$34,935,000
Federal education and training assistance	\$17,126,000
Other payments to individuals	\$7,601,000
Total personal income	\$3,620,886,000
Dependency ratio	27.0%
(Percent of income from transfer payments)	

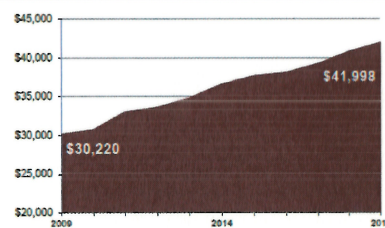
## Voting

Number of registered voters	55,078
Voted in 2020 election	40,766
Percent turnout	74.0%

## State Parks, Forests, Nature Preserves, Scenic Waterways, And Wildlife Areas

Areas/Facilities	15
Acreage	50,494

## Per Capita Personal Income





**Ohio** County Profiles

**Muskingum County**

Civilian Labor Force	2020	2019	2018	2017	2016
Civilian labor force	40,400	39,900	39,700	39,900	39,900
Employed	37,300	37,900	37,600	37,700	37,500
Unemployed	3,100	2,000	2,100	2,300	2,400
Unemployment rate	7.8	4.9	5.3	5.7	6.1

**Establishments, Employment, and Wages by Sector: 2019**

	Number of Establishments	Average Employment	Total Wages	Average Weekly Wage
<b>Industrial Sector</b>				
Private Sector	1,724	28,114	\$1,177,011,873	\$805
Goods-Producing	281	4,371	\$245,274,012	\$1,079
Natural Resources and Mining	35	393	\$30,822,374	\$1,510
Construction	177	1,139	\$57,028,938	\$963
Manufacturing	70	2,840	\$157,422,700	\$1,066
Service-Providing	1,443	23,743	\$931,737,861	\$755
Trade, Transportation and Utilities	447	7,921	\$287,426,837	\$698
Information	19	661	\$24,976,381	\$727
Financial Services	169	955	\$51,578,345	\$1,039
Professional and Business Services	216	2,024	\$97,933,783	\$930
Education and Health Services	229	7,029	\$370,958,226	\$1,015
Leisure and Hospitality	209	3,870	\$59,268,453	\$295
Other Services	155	1,283	\$39,545,459	\$593
Federal Government		227	\$13,039,977	\$1,103
State Government		281	\$14,994,883	\$1,025
Local Government		4,809	\$179,996,391	\$751

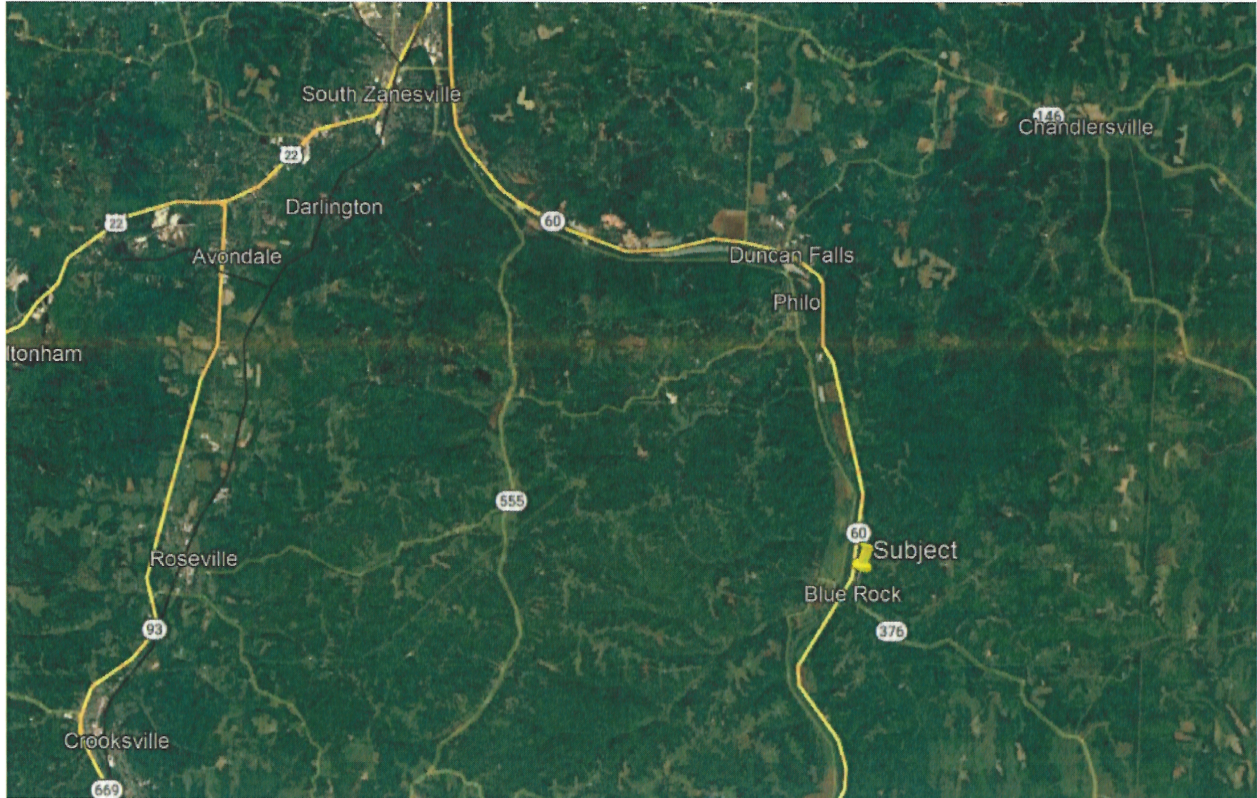
Private Sector total includes Unclassified establishments not shown.

**Change Since 2013**

Private Sector	2.3%	5.0%	21.5%	15.7%
Goods-Producing	-1.4%	5.2%	9.3%	3.8%
Natural Resources and Mining	-10.3%	-22.0%	-41.1%	-24.3%
Construction	4.7%	32.4%	67.7%	26.7%
Manufacturing	-10.3%	1.8%	13.9%	12.0%
Service-Producing	3.1%	5.0%	25.2%	19.3%
Trade, Transportation and Utilities	-5.9%	4.9%	25.8%	19.9%
Information	26.7%	5.1%	13.2%	7.9%
Financial Services	4.3%	-0.2%	19.0%	19.2%
Professional and Business Services	16.1%	3.8%	53.1%	47.4%
Education and Health Services	13.4%	3.7%	20.4%	16.1%
Leisure and Hospitality	6.1%	6.9%	16.4%	8.9%
Other Services	-1.3%	15.2%	46.6%	27.3%
Federal Government		5.1%	8.7%	3.1%
State Government		-29.6%	12.6%	59.9%
Local Government		0.5%	9.8%	9.3%

**Residential**

Construction	2020	2019	2018	2017	2016
Total units	22	18	33	64	32
Total valuation (000)	\$4,935	\$5,182	\$5,163	\$6,238	\$5,417
Total single-unit bldgs	20	16	22	58	30
Average cost per unit	\$226,758	\$298,904	\$166,045	\$89,789	\$167,233
Total multi-unit bldg units	2	2	11	6	2
Average cost per unit	\$200,000	\$200,000	\$137,273	\$171,667	\$200,000



**Neighborhood Description**

According to The Dictionary of Real Estate Appraisal, Sixth Edition, page 156, a neighborhood can be defined as *“A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.”*