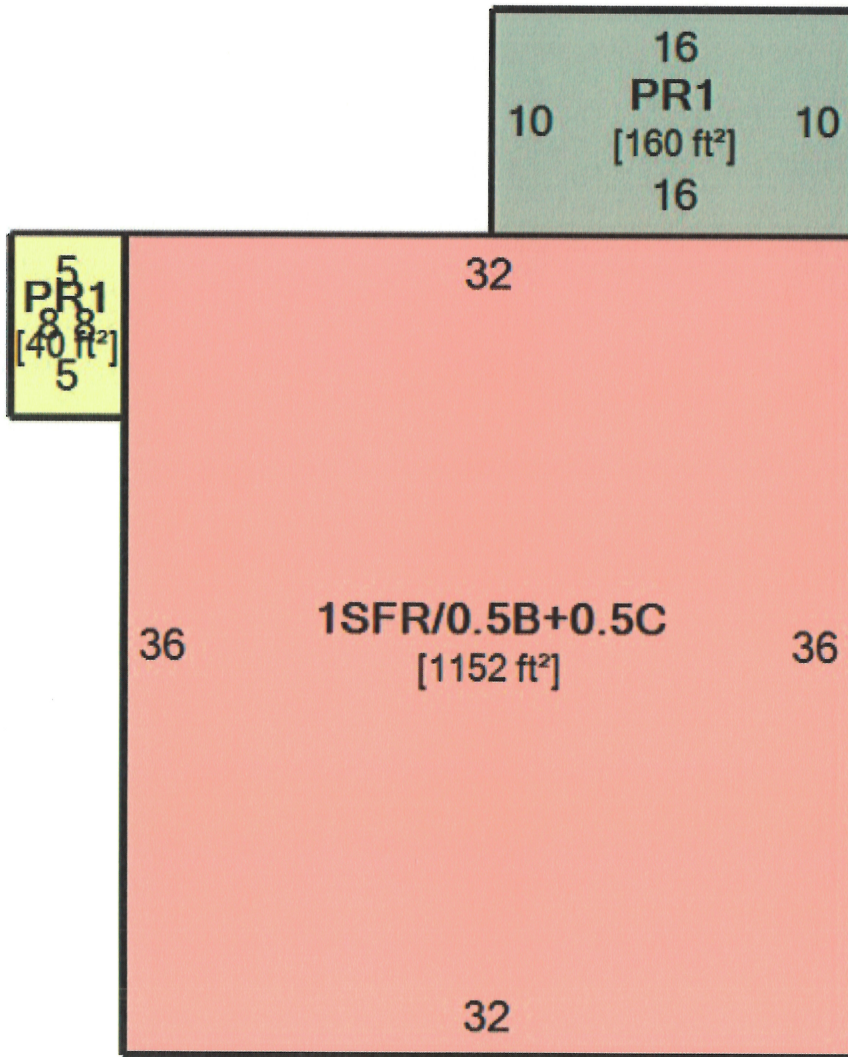


Improved Sale No. 2



Improved Sale No. 2 (Cont.)



Improved Sale No. 2 (Cont.)



Property Identification

Record ID 8149
Property Type Residential
Address 742 Clark Street, Philo, Muskingum County, Ohio 43771
Tax ID 20-15-15-06-000, 20-15-15-07-000, 20-15-15-09-000, 20-15-15-20-000 & 20-15-15-22-000
School District Franklin LSD
Date Inspected 7/13/23

Sale Data

Grantor Joe A. & Candy S. Miller
Grantee Karren Herron, Executor
Sale Date May 30, 2023
Deed Book/Page 3144/163
Property Rights Fee Simple
Conditions of Sale Arm's length
Financing Cash
Sale History No prior sales in last 3 years
Instrument/Type Fiduciary Deed
Verification Dan Robison (Listing Agent); July 11, 2023; Other sources: MLS, Public records, Confirmed by Nathan Garnett

Sale Price \$42,000
Cash Equivalent \$42,000

Land Data

Land Size 0.730 Acres or 31,799 SF
Zoning None
Topography Sloping above grade
Utilities Public water
Shape Rectangular

Project:
Parcel(s):

MUS-376-5.09
#10 / Rodgers

Improved Sale No. 2 (Cont.)

Flood Info Zone X,39119C0431G,7/6/2010
Highest & Best Use Residential

General Physical Data

Building Type Single Family
Gross SF 1,152

Construction Type Frame
Roof Type Asphalt Composition
Foundation Part Basement
HVAC FA/CA
Stories 1
Year Built 1920
Condition Average

Indicators

Sale Price/Gross SF \$36.46

Remarks

The property has two bedrooms, one bathroom, a partially unfinished basement, a two-car attached, a covered porch and a shed. Per the listing agent the house needed a new roof, windows and flooring.

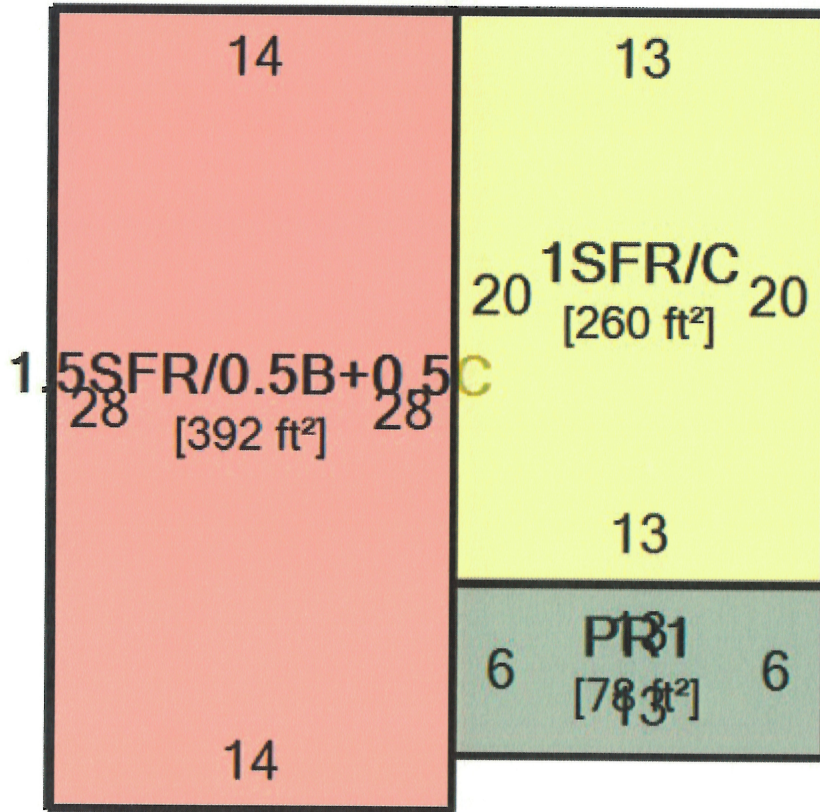
MLS# 4456172 742 Clark St, Philo, OH 43771



Improved Sale No. 3



Improved Sale No. 3 (Cont.)



Improved Sale No. 3 (Cont.)



Property Identification

Record ID 8165
Property Type Residential
Address 283 Main Street, Duncan Falls, Muskingum County, Ohio
43734
Tax ID 73-90-04-11-000
School District Franklin LSD
Date Inspected 7/13/23

Sale Data

Grantor Samuel R. Starrett
Grantee Joshua Emmert
Sale Date November 21, 2022
Deed Book/Page 3114/646
Property Rights Fee Simple
Conditions of Sale Arm's Length
Financing Cash
Sale History No prior sales in last 3 years
Instrument/Type General Warranty Deed
Verification Sam Starrett (Grantee); July 13, 2023; Other sources: MLS,
Public records, Confirmed by Nathan Garnett

Sale Price \$37,000
Cash Equivalent \$37,000

Land Data

Zoning R, Residence District

Improved Sale No. 3 (Cont.)

Topography Level
Utilities Public water, septic
Shape Rectangular
Flood Info Zone X, 39119C0431G, 7/6/2010
Highest & Best Use Residential

General Physical Data

Building Type Single Family
Gross SF 966

Construction Type Frame
Roof Type Slate
Foundation Partial unfinished basement
HVAC FA
Stories 1.5
Year Built 1901
Condition Below Average

Indicators

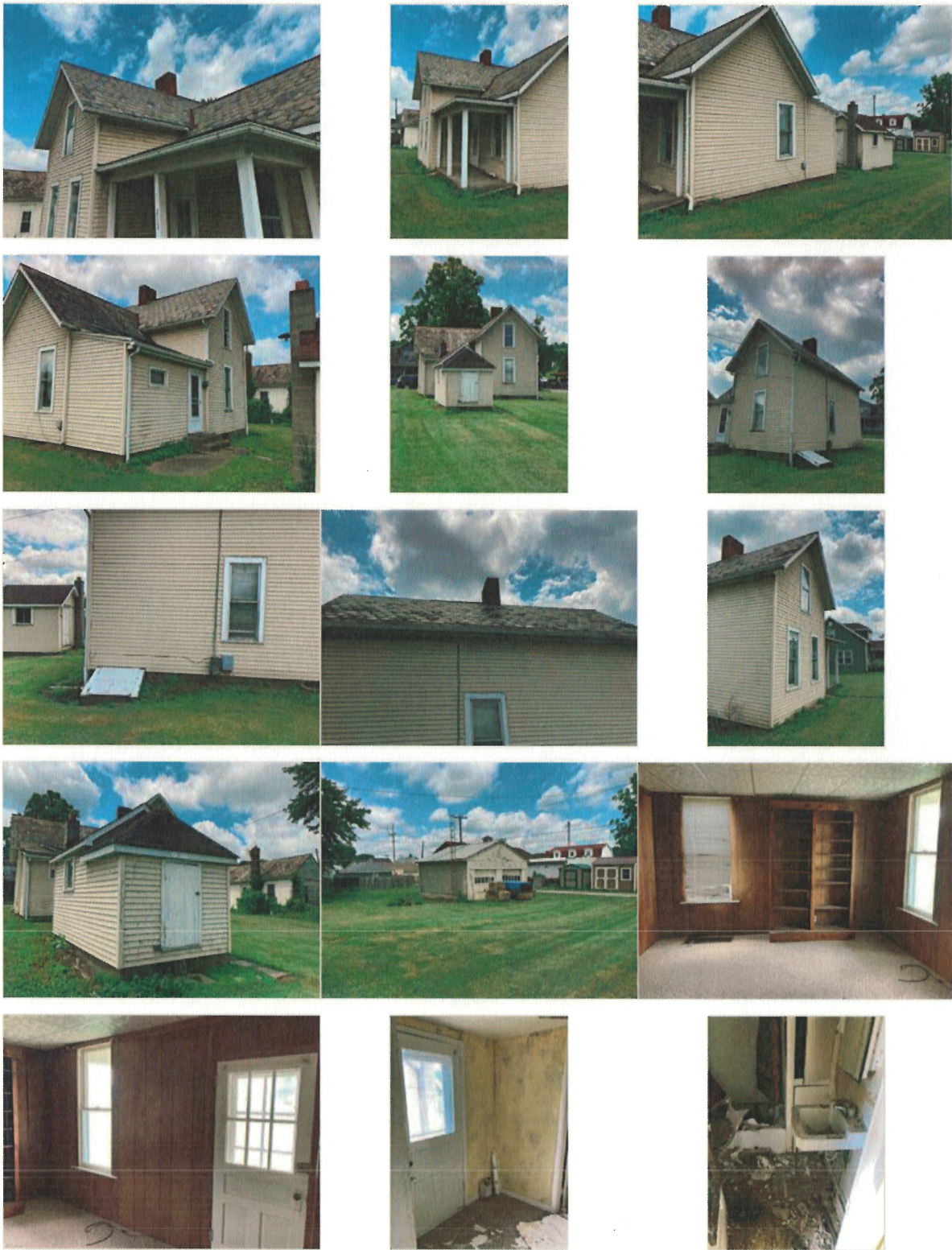
Sale Price/Gross SF \$38.30

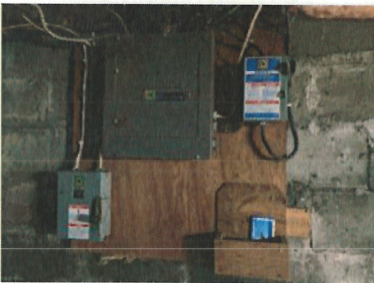
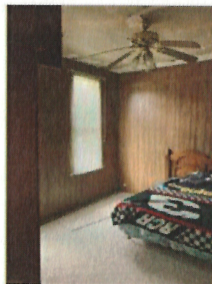
Remarks

The property has two bedrooms, one bathroom, a partially unfinished basement, a two car detached garage, a covered porch and a shed. Per the Seller, the house needed a new roof, furnace, water heater, electric and plumbing. The septic tank passed the inspection and is in working order.

MLS# 4382250 [283 Main St, Duncan Falls, OH 43734](#)







IMPROVED SALES COMPARISON APPROACH - BEFORE							
Item	Subject	Sale #1		Sale #2		Sale #3	
Location	8898 Gaysport Hill Road, Blue Rock Township, Muskingum County, OH	1131 Benjamin Ave, Zanesville, Muskingum County, OH		742 Clark St, Philo, Muskingum County, OH		283 Main St, Duncan Falls Muskingum County, Ohio	
Adjusted Sale Price	N/A	\$50,000		\$42,000		\$37,000	
Building Size (SF)	1,296	864		1,152		966	
Price / SF	N/A	\$57.87		\$36.46		\$38.30	
Property Rights Conveyed	Fee Simple	Fee Simple	\$0	Fee Simple	\$0	Fee Simple	\$0
Financing	N/A	Cash	\$0	Cash	\$0	Cash	\$0
Conditions of Sale	N/A	Arm's Length	\$0	Arm's Length	\$0	Arm's Length	\$0
Market Conditions	6/15/2023	6/1/2023	\$0	5/30/2023	\$74	11/21/2022	\$268
Total Adjustment		\$0		\$74		\$268	
Adjusted Price		\$50,000		\$42,074		\$37,268	
Location	Blue Rock Twp	Springfield Twp	\$0	Philo	\$0	Duncan Falls	\$0
School District	Franklin LSD	Maysville LSD	\$0	Franklin LSD	\$0	Franklin LSD	\$0
Building Size (SF)	1,296	864	\$10,800	1,152	\$3,600	966	\$8,250
Bedrooms	4	2	\$0	2	\$0	2	\$0
Bathrooms	1	1	\$0	1	\$0	1	\$0
Basement	Part Crawl / Part Cellar	Full, unfinished walkout	(\$6,000)	Part Basement, unfinished	(\$3,000)	Part Basement, unfinished	(\$3,000)
HVAC	Baseboard, Pellet Stove / Window AC	FA	(\$2,000)	FA/CA	(\$4,000)	FA	(\$2,000)
Construction	1-Story - Frame	1-Story - Frame	\$0	1-Story - Frame	\$0	2-Story - Frame	\$0
Yr. Built / Condition	1901 / Fair	1916 / Average	(\$5,000)	1920 / Average	(\$4,200)	1901 / Fair	\$0
Lot Size (Net)	1.063 Acres	1.00 Acres	\$0	0.73 Acres	\$0	0.271 Acres	\$5,000
Garage	None	1-car attached	(\$2,500)	1-car detached	(\$2,500)	2-Car detached	(\$5,000)
Amenities	Deck, Outbuilding	Enclosed porch, shed	\$0	Porch, shed	\$0	Covered porch, shed	\$0
Utilities	Electric	Water & Sewer	(\$5,000)	Water, Gas	(\$5,000)	Water, Gas	(\$5,000)
Total Adjustment		(\$9,700)		(\$15,100)		(\$1,750)	
Adjusted Price		\$40,300		\$26,974		\$35,518	