

OE-610
5/3/2017

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
RESIDENTIAL RELOCATION RECORD

County MUS
Route 376
Sector 5.09
Parcel No. 010-1
PID No. 115989

Displaced Person(s): Thomas Rodgers, Hope Miller

Date Interviewed: 6/15/23

Site Address: 8895 Gaysport Hill Road
Gaysport, OH 43720

Home Phone: N/A

Cell Phone: 740-487-8603, 740-487-8594, 740-647-2404

Email Address: 0

Date of Occupancy: 1/1/21

Occupancy Class: Tenant: 90 Days or more

Is owner considering retention of the home?: No

Is there a mortgage on the site dwelling?: No Balance: \$0.00 Loan Type: 0 % Rate: 0.00%

Mobile Home Rent: \$0.00 Monthly Dwelling Rent: \$850.00 Utilities for Dwelling: \$144.00

Mobile Home Lot Rent: \$0.00 Utilities for Lot: \$0.00

FMVE: \$35,000.00 Approval Date: 8/21/2023

Rev. FMVE: _____ Approval Date: _____

THSC: _____ Approval Date: _____

Rev. THSC: _____ Approval Date: _____

Owner Occupant:

Price Differential Computation: -\$35,000.00

Price Differential Approval Date: _____

Revised Price Differential Computation: \$0.00

LRH Approved?: 0

Less than (3) Comps Approved?: 0

Tenant Occupant:

Rent Differential Computation: \$18,438.00

Rent Differential Approval Date: 1/30/2024

Revised Rent Differential Computation: \$0.00

LRH Approved?: Yes

Less than (3) Comps Approved?: N/A

of Referrals: _____ Date Sent: _____

of Referrals: 6 Date Sent: 2/7/2024

of Referrals: _____ Date Sent: _____

of Referrals: _____ Date Sent: _____

Date Move Approved: 5/6/2024

Initiation of Negotiations: 1/13/2024

Move Auth. Date: 5/7/2024

Price Differential Offer Date: 2/7/2024

Move Type: _____

Revised Price Differential Offer Date: _____

Actual Move Date: 6/8/2024

Date Contract for Subject Signed: _____

Post Move By: 6/10/2024

90-Day Expiration Date: _____

Date of Post Move: 6/10/2024

Date filed by Ag's office: _____

Last Date to file a claim: _____

Vacate Notice Delivered: _____

Date of Final Acquisition Payment: _____

Expiration of Vacate Notice: _____

Address Relocated To:

883 Goddard Street
Zanesville, OH

Dwelling Type: 2-Story Single Family

Other: _____

Is Replacement DS&S: Yes

Occupancy Status of Replacement: Tenant

Distance moved: 28 miles

Temporary or Permanent Move?: Permanent

Appeal Data

Date: _____

Appeal Granted or Denied?: _____

Basis for granting: _____

RE-610
5/3/2017

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
RESIDENTIAL RELOCATION RECORD

County MUS
Route 376
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Gaysport, OH 43720

Home Phone: N/A
Cell Phone: 740-487-8603, 740-487-8594, 740-647-2404
Email Address: 0

Date of Occupancy: 1/1/21 Occupancy Class: Tenant: 90 Days or more

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Is there a mortgage on the site dwelling?: No Balance: \$0.00 Loan Type: 0 % Rate: 0.00%

Mobile Home Rent: \$0.00 Monthly Dwelling Rent: \$850.00 Utilities for Dwelling: \$144.00

Mobile Home Lot Rent: \$0.00 Utilities for Lot: \$0.00

FMVE: _____ Approval Date: _____

Rev. FMVE: _____ Approval Date: _____

THSC: _____ Approval Date: _____

Rev. THSC: _____ Approval Date: _____

Owner Occupant:

Tenant Occupant:

Price Differential Computation: \$0.00

Rent Differential Computation: \$18,438.00

Price Differential Approval Date: _____

Rent Differential Approval Date: 1/30/2024

Revised Price Differential Computation: \$0.00

Revised Rent Differential Computation: \$0.00

LRH Approved?: 0

LRH Approved?: Yes

Less than (3) Comps Approved?: 0

Less than (3) Comps Approved?: N/A

of Referrals: _____ Date Sent: _____

of Referrals: _____ Date Sent: _____

of Referrals: _____ Date Sent: _____

of Referrals: _____ Date Sent: _____

Date Move Approved: 5/6/2024

Initiation of Negotiations: 1/13/2024

Move Auth. Date: 5/7/2024

Price Differential Offer Date: 2/7/2024

Move Type: _____

Revised Price Differential Offer Date: _____

Actual Move Date: 6/8/2024

Date Contract for Subject Signed: _____

Post Move By: 6/10/2024

90-Day Expiration Date: _____

Date of Post Move: 6/10/2024

Date filed by Ag's office: _____

Last Date to file a claim: _____

Vacate Notice Delivered: _____

Date of Final Acquisition Payment: _____

Expiration of Vacate Notice: _____

Address Relocated To:

883 Goddard Street
Zanesville, OH

Dwelling Type: 2-Story Single Family

Other: _____

Is Replacement DS&S: Yes

Occupancy Status of Replacement: Tenant

Distance moved: 28 miles

Temporary or Permanent Move?: Permanent

Appeal Data

Date: _____

Appeal Granted or Denied?: _____

Basis for granting:

Handwritten initials

RE-610
5/3/2017

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION

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

RESIDENTIAL RELOCATION RECORD

Displaced Person(s): Thomas Rodgers, Hope Miller

Date Interviewed: 6/15/23

Site Address: 8895 Gaysport Hill Road
Gaysport, OH 43720

Home Phone: N/A

Cell Phone: 740-487-8603, 740-487-8594, 740-647-2404

Email Address: 0

Date of Occupancy: 1/1/21 Occupancy Class: Tenant: 90 Days or more

Is owner considering retention of the home?: No

Is there a mortgage on the site dwelling?: No Balance: \$0.00 Loan Type: 0 % Rate: 0.00%

Mobile Home Rent: \$0.00 Monthly Dwelling Rent: \$0.00 Utilities for Dwelling: \$144.00

Mobile Home Lot Rent: \$0.00 Utilities for Lot: \$0.00

FMVE: _____ Approval Date: _____

Rev. FMVE: _____ Approval Date: _____

THSC: _____ Approval Date: _____

Rev. THSC: _____ Approval Date: _____

Owner Occupant:

Price Differential Computation: \$0.00

Price Differential Approval Date: _____

Revised Price Differential Computation: \$0.00

LRH Approved?: 0

Less than (3) Comps Approved?: 0

Tenant Occupant:

Rent Differential Computation: \$18,438.00

Rent Differential Approval Date: 1/30/2024

Revised Rent Differential Computation: \$0.00

LRH Approved?: Yes

Less than (3) Comps Approved?: N/A

of Referrals: _____ Date Sent: _____ # of Referrals: _____ Date Sent: _____

of Referrals: _____ Date Sent: _____ # of Referrals: _____ Date Sent: _____

Date Move Approved: _____

Move Auth. Date: _____

Move Type: _____

Actual Move Date: 5/11/2024

Post Move By: 5/13/2024

Date of Post Move: _____

Last Date to file a claim: _____

Date of Final Acquisition Payment: _____

Initiation of Negotiations: 1/13/2024

Price Differential Offer Date: _____

Revised Price Differential Offer Date: _____

Date Contract for Subject Signed: _____

90-Day Expiration Date: _____

Date filed by Ag's office: _____

Vacate Notice Delivered: _____

Expiration of Vacate Notice: _____

Address Relocated To:

883 Goddard Street
Zanesville, OH

Dwelling Type: 2-Story Single Family

Other: _____

Is Replacement DS&S: Yes

Occupancy Status of Replacement: Tenant

Distance moved: 35.00 miles

Temporary or Permanent Move?: Permanent

Appeal Data

Date: _____

Appeal Granted or Denied?: _____

Basis for granting:

Handwritten mark

RE-610
5/3/2017

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
RESIDENTIAL RELOCATION RECORD

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

Displaced Person(s): Thomas Rodgers, Hope Miller

Date Interviewed: 6/15/23

Site Address: 8895 Gaysport Hill Road
Gaysport, OH 43720

Home Phone: N/A
Cell Phone: 740-487-8603, 740-487-8594, 740-647-2404
Email Address: 0

Date of Occupancy: 1/1/21 Occupancy Class: Tenant: 90 Days or more

Is owner considering retention of the home?: No

Is there a mortgage on the site dwelling?: No Balance: \$0.00 Loan Type: 0 % Rate: 0.00%

Mobile Home Rent: \$0.00 Monthly Dwelling Rent: \$0.00 Utilities for Dwelling: \$144.00

Mobile Home Lot Rent: \$0.00 Utilities for Lot: \$0.00

FMVE: _____ Approval Date: _____
THSC: _____ Approval Date: _____

Rev. FMVE: _____ Approval Date: _____
Rev. THSC: _____ Approval Date: _____

Owner Occupant:

Price Differential Computation: \$0.00
Price Differential Approval Date: _____
Revised Price Differential Computation: \$0.00
LRH Approved?: 0
Less than (3) Comps Approved?: 0

Tenant Occupant:

Rent Differential Computation: \$18,438.00
Rent Differential Approval Date: 1/30/2024
Revised Rent Differential Computation: \$0.00
LRH Approved?: Yes
Less than (3) Comps Approved?: N/A

of Referrals: 4 Date Sent: 1/22/2024 # of Referrals: _____ Date Sent: _____
of Referrals: _____ Date Sent: _____ # of Referrals: _____ Date Sent: _____

Date Move Approved: 5/7/2024

Move Auth. Date: 5/7/2024

Move Type: _____

Actual Move Date: 5/31/2024

Post Move By: Kimber L. Heim

Date of Post Move: 7/15/2024

Last Date to file a claim: _____

Date of Final Acquisition Payment: _____

Initiation of Negotiations: 1/13/2024

Price Differential Offer Date: 2/1/2024

Revised Price Differential Offer Date: _____

Date Contract for Subject Signed: _____

90-Day Expiration Date: _____

Date filed by Ag's office: _____

Vacate Notice Delivered: _____

Expiration of Vacate Notice: _____

Address Relocated To:

883 Goddard Street
Zanesville, OH

Dwelling Type: 2-Story Single Family

Other: _____

Is Replacement DS&S: Yes

Occupancy Status of Replacement: Tenant

Distance moved: 19.00

Temporary or Permanent Move?: Permanent

Appeal Data

Date: _____ Appeal Granted or Denied?: _____

Basis for granting:

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
RESIDENTIAL MOVE RECORD

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

Name of Displaced Person: Thomas Rodgers, Hope Miller
Address of Replacement Dwelling: 883 Goddard Street
Zanesville, OH
Distance to be Moved: 15 miles

List other areas from which personal property is to be moved:
Personal property was moved only to Replacement site.

List personal property items which may require special handling:
No personal property requires special handling

TYPE OF MOVE

Fixed Rate Schedule Move:

Unfurnished Rooms: Number of Rooms: 4 Total Amount: \$1,000.00
Number of Additional Payrooms: Total Amount: \$0.00

Furnished Rooms:

Number of Rooms: Total Amount:
Number of Additional Payrooms: Total Amount: \$0.00

Justification for the need of additional payrooms (if more than 1 payroom, attach photos):

TOTAL FIXED SCHEDULE MOVE: \$1,000.00

Approved By: _____

Date: _____

Commercial Move:

Whose Bid?		
Whose Bid?	\$0.00	
Whose Bid?	\$0.00	
Whose Bid?	\$0.00	
Moving Company Name	Amount	Date Rec'd

MAXIMUM COMMERCIAL MOVE AMOUNT:

Approved By: _____

Date: _____

Actual Cost Self Move:

Labor Rate	X		X		Labor Cost	\$0.00
Equipment #1	X	\$ per hr/day	X	hrs./days	Equipment Cost	\$0.00
Equipment #2	X	\$ per hr/day	X	hrs./days	Equipment Cost	\$0.00
Equipment #3	X	\$ per hr/day	X	hrs./days	Equipment Cost	\$0.00
Misc. Item	X	\$ per unit	X	# of Units	Misc. Cost	\$0.00

TOTAL ESTIMATED MOVE COST: \$0.00

Date: _____

Approved By: _____

TOTAL MOVE AMOUNT FOR THIS PARCEL: \$1,000.00

Afternoon Patty:

I am trying to get the quote for the dumpster and the lease for the replacement site.

I have prepared another page for the dumpster itself, but have no \$\$\$ to fill in yet.

Working on the photos and pay rooms distinction you requested.

Once I complete the pay rooms as requested, can I move forward with the Move Authorization letter or do I need to get the information from the dumpster quote/invoice first?

Kimber L. Heim

Realty Specialist Manager

ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

Ph: 740-323-5422 (direct) Cell: 740-814-0708

FAX: 740-323-5125



OHIO DEPARTMENT OF
TRANSPORTATION

From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Sent: Friday, May 10, 2024 9:15 AM

To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: RE: 010 1 Thomas Jr FAI 33 115989

For the Move, I see you do have the workbook page for the FMS. However, you will need to add in the dumpster costs to this under the contract section so that it shows the full benefit for them. Do you have in writing the cost for the dumpster? You need that. If you can get that by email, and it says firm, then you can go with it, as far as authorizing, but you need more for the claim. For the dumpster, you need the assignment of warrant also. You can authorize with the firm estimate, but cannot do the claim without the final invoice and assignment.

I am okay if you go with three payrooms, but it needs better documentation with the photos and the memo needs to spell out the amount.

For the RSP, see below. You cannot move forward with the claim without the required documentation. I assume you do not yet have a copy of the new lease? Until you do, you cannot move forward with a claim.

6603.09 Billing Package- Owner Occupant of Less than 90 Days or Tenant Occupant Who Rents

- A. The complete billing package must be approved by the Relocation Reviewer prior to the Residential Claim Form (RE-617) being presented to the Displaced Person for signature. The contents of the billing package for a replacement housing payment are:
1. W-9 Form and Vendor Information Form (VIF), as applicable.
 2. Original and one copy of the Residential Claim form (RE-617).

3. One copy of the Residential Site Occupant Relocation Record form (RE-610).
4. One copy of the Relocation Comparables and Additive Computation form (RE-611) plus the Utility Allowance Schedule for the site and comparables.
5. One copy of the RE 607 with attached, signed and dated lease or three rent receipts for the acquired site and one rent receipt for the replacement site, plus the Utility Allowance Schedule for the replacement site.
6. One copy of the Economic Rent, if applicable, including:
 - a. One copy of the documentation to support all figures used in the Economic Rent computation.
7. One copy of the Tenant Income Verification form (RE-604) if the 30% of income approach is applicable. Include a copy of the appropriate U.S. Department of Housing and Urban Development's Annual Survey of Income Limits for the Public Housing and Section 8 Programs web page highlighted for the project area.
8. One copy of the Decent, Safe and Sanitary Certification form (RE-616).
9. One copy of the Relocation Offer Letter/90-Day Notice Letter (RE-O or RE-T).
10. One copy of the memo to file on a request for Last Resort Housing, if applicable.
11. One copy of the memo to file on a request for the use of Less than Three Comparables, if applicable.
12. One copy of the Assignment Letter when payment is to be made to a third party. The assignment must be signed and dated by both the Displaced Person and the Assignee. The Assignee's tax identification number should also appear on this form.
13. One copy of any Appeal Letter and related documentation, if applicable.
14. One copy of the Relocation Agent's typed notes (RE-615).
15. One copy of any miscellaneous documentation or memos to file in support of payments, as applicable

From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Sent: Friday, May 10, 2024 9:04 AM
To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: RE: 010 1 Thomas Jr FAI 33 115989

I just saw the second email, which has more stuff, so let me take a look....

From: Moorman, Patty
Sent: Friday, May 10, 2024 9:03 AM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: 010 1 Thomas Jr FAI 33 115989

You did a pretty good job on that memo to file, but your submittal needs more work before it is ready to be approved. I know you are in a rush to authorize the move, but its important to have all the paperwork in order, actually a requirement, before you can do that. And we both know they will go ahead and move regardless of whether you authorize them as they have already been doing that.

First, I thought we agreed to two rooms and a dumpster since they will be putting a lot in the dumpster? You need better photos. Can you pull in photos from what we took before. These are so dark, they do not show what is really there. Plus, since they have already moved some items, the older photos may serve better. I would keep

some of these new ones in there though as they show the current condition. There should be lots of earlier photos to add. Probably already labeled. I would add in your memo about the condition of the house, porch having fallen in, no electric or heat, etc, And you need some photos of the stuff outside also as the dumpster is for cleaning up the outside debris as well. Do you have the costs for the dumpster? The memo should state the costs, not just the number of rooms and a dumpster. If it is two rooms, you then need to state the amount in dollars you are seeking approval for, and same with the dumpster. I know they want to move this weekend, but you are not ready to issue the move authorization letter until you have the firm price on the dumpster. I know you are in a rush, but below is what you need to have ready and send to me for approval.

6402.06 Billing Package - Fixed Payment Self Move

Once the Move Authorization Letter has been sent, the Relocation Agent shall immediately prepare the billing package for move reimbursement. The complete billing package must be approved by the Relocation Reviewer prior to the Moving Claim Form (RE-617) being presented to the Displaced Person for signature. The contents of the billing package for fixed payment self- move are:

- A. One copy of W-9 & Vendor Information Form, as applicable. ✓
- B. Original Moving Claim (RE-617). *needs signed* ✓ *by Thomas Ar.*
- C. One copy of the Site Occupant Qualification Record (RE-610). ✓ *by Thomas Ar.*
- D. One copy of the Residential Move Record (RE-613). ✓
- E. One copy of the Move Authorization Letter. ✓
- F. One copy of the Inventory Classification Form (RE-95). ✓
- G. One copy of the Agent's Notes starting on the date of the last billing package submission to the current date (must be typed). If this is the first billing package, the notes from the pre-acquisition survey forward are required. ✓
- H. One copy of any miscellaneous documentation or memos to file in support of the payment, as applicable. *N/A*

The RE-610 needs acquisition info entered into it-date contract signed, and check to see if there are any other boxes you missed. You need to send the workbook page that shows the fixed move schedule calculation. You need to prepare your draft of the move authorization letter. You need to have the firm cost estimate from the dumpster company. You need to include you up to date notes.

Patty Moorman

Relocation Unit Manager

ODOT Office of Real Estate, MS 4120
1980 W. Broad St., Columbus, OH 43223
Cell 1-419-551-8716
Patty.Moorman@dot.ohio.gov



**Department of
Transportation**

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Thursday, May 9, 2024 3:07 PM
To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: 115989

Morning:

Sent you over the memo, photos, and the other documents and forms I thought would be helpful. Please let me know what corrections, revisions, changes need to be completed.

Thomas Jr. called me this morning and they would like to move this weekend. I told him I need to accompany to ensure all personal property is removed. The dumpster company said they could drop a dumpster today or tomorrow. Just to make sure no violations, I do or do not have to supervise the move out?

Kimber L. Heim
Realty Specialist Manager
ODOT – District 5
9600 Jacksontown Road
Jacksontown, OH 43030
Ph: 740-323-5422 (direct) Cell: 740-814-0708
FAX: 740-323-5125





MEMO TO FILE

Date: May 7, 2024
TO: Patty Moorman – Relocation Reviewer
FROM: Kimber L. Heim, Realty
Specialist Manager

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 a room count of 4/2/1, 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 with minimal items on the floor, 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 1918 sq ft of living space per auditor. There is a partial basement and part cellar, both areas considered unsafe to access and enter, per the occupants and a personal inspection of the stairway leading down. 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 919 per measurement of accessible rooms. The property has a deck and carport. 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 the two rooms and basement.

Move inspection completed 05/06/2024 by Patty Moorman and Kimber Heim, pictures attached. Upon entering the house, and inspecting each accessible room, we determined the Fixed Move Reimbursement should be three (3) pay rooms, \$1,000.00. Discussion about the amount of furniture to move, couch, two (2) curio cabinets, headboard and footboard, mattress and box springs (2 sets), armoire and large dresser with mirror, wrought iron shelf and wrought iron stool, kitchen table and chair, stove, antique trunk, small wooden table (2), wooden bench, wooden, drawered end table, hanging picture, various personal property. There are personal property items Thomas Jr. and Hope are not going to take and have asked if a dumpster would be allowed for refuse and unwanted items which are scattered about the interior and exterior of the displacement site. Patty and I spoke about this and feel a dumpster is warranted in order to get the property as clean as possible for demolition.

Thomas Jr., is in the process of contracting with Redline Roll Offs in Zanesville to drop a dumpster at the displacement site by Friday, 05/10/24. Thomas Jr. has assured me he and his father, Thomas Sr., PP move only, want to move out completely this weekend.

I am respectfully asking for approval of my assessment of three (3) pay rooms, reimbursement of \$1,000.

Thank you for your review!



Kimber L. Heim
Realty Specialist Manager
Relocation Agent

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
COMPARABLE UTILITY ANALYSIS
(FOR TENANT USE ONLY)

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

Subject	Comp 1	Comp 2	Comp 3	Replacement
Electric: \$63.00	\$48.00 \$53	\$91.00 \$69	\$77.00 \$70	\$79.00 \$60
Gas:	\$62.00 \$73	\$60.00 \$60	\$60.00	\$55.00 \$60
Fuel Oil:				
LP: \$81.00				\$37.00 \$8
Water:	\$27.00	\$27.00 \$27	\$27.00 \$27	\$42.00 \$48
Sewage:	\$48.00	\$48.00	\$48.00	\$42.00
Other				\$51.00 \$25
trash	\$22.00 \$18	\$22.00	\$22.00	\$31.00 \$25
I.D. other item:				
I.D. other item:				
I.D. other item:	\$219.00 \$219	\$248.00 \$248	\$234.00 \$251	\$242.00 \$237
Total Utility Usage: \$144.00	\$248.00	\$248.00	\$234.00	\$242.00
Econ. / Contract Rent: \$475.00	\$850.00	\$850.00	\$825.00	\$850.00
Total Base Rent: \$619.00	\$1,058.00 \$1,019/mo	\$1,098.00 \$1,076	\$1,059.00	\$1,092.00 \$1,087

Income Limit - Designated Area: \$0.00
 X 30% of Income: \$0.00
 Low Income Limit: \$0.00
 Annual Income of Principle Wage Earner: \$0.00
 Site Base Rent: \$619.00
 Qualified as Low Income: No
 Lesser of 30% or Base: \$0.00

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
ENTITLEMENT COMPUTATION

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

Comparable selected as basis for correlation of entitlement: Comp1

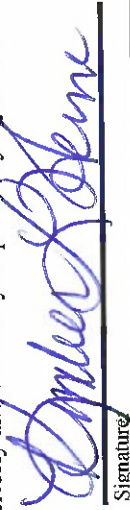
Basis for the selected comparable is found within the attached Site Description, Comparable Descriptions, Correlation Description and Interior Photos

Rent Differential:	
A: Base Rent for Prime Comparable:	\$1,058.00
B: Subject Base Rental Rate:	\$619.00
or:	
C: 30% of Income:	\$0.00
D: A minus B (or C) X 42 = Estimated Supplement:	\$18,438.00
E: Base Rent for Replacement:	
F: E minus B (or C) X 42	
G: Lesser D or F = FINAL DIFFERENTIAL:	\$18,438.00

Downpayment Assistance:	
A: Rent Differential:	\$18,438.00
B: LRH Maximum:	\$7,200.00
C: Greater of A or B:	\$18,438.00
D: Purchase Amount:	
E: Actual Downpmt:	
F: Incidental Costs:	
G: FINAL ADDITIVE:	

Maximum Rent Differential Certification:

I, the undersigned, hereby state that the amount of: \$18,438.00 has been established by me as the Rent Differential Maximum for the subject displaced. I understand that this determination may be used in securing parcels in connection with Federal-Aid or Project. I further state that I have no direct or indirect, present or contemplated personal interest in this transaction or will I derive any benefit from this differential payment. I further state that all housing was interiorly and exteriorly inspected by myself and the dwellings utilized in this determination are available, decent, safe and sanitary open fair housing.


Signature: _____

January 30, 2024
Date: _____

FOR REVIEWER PURPOSES ONLY:

Less than (3) Approved?: N/A LRH Approved?: Yes

Signature: _____ Date: _____

Final Differential Certification:

I, the undersigned, hereby state that the amount of: \$18,438.00 has been established by me as the final additive payment for the subject displaced person. I understand that this determination may be used in securing parcels in connection with a Federal Aid Highway or Project. I further state that I have no direct or indirect, present or contemplated personal interest in this transaction or will I derive any benefit from this additive payment.

Signature of Agent: _____
p3 of 3

Signature of Reviewer: _____

Date: _____

When I had visited

then I got email from Patz about #
611 TP3
I had created the account
back to the new created
I had visited

I sent back to
he told me
to go make offer
only math error on
her part.

Subject

ALLOWANCES FOR TENANT-FURNISHED UTILITIES							
Zanesville Metropolitan Housing Authority							1/1/2023
Single Family							
		0 bed	1 bed	2 bed	3 bed	4 bed	5 bed
Heating							
a. Natural gas		\$53	\$57	\$60	\$67	\$76	\$79
b. propane		\$43	\$63	\$81	\$99	\$124	\$139
c. electric		\$27	\$37	\$48	\$58	\$71	\$81
d. fuel oil		\$45	\$70	\$82	\$102	\$127	\$149
Cooking							
a. natural gas		\$3	\$3	\$3	\$3	\$3	\$9
b. Propane		\$7	\$11	\$12	\$17	\$23	\$27
c. electric		\$2	\$2	\$3	\$3	\$4	\$9
Other Electric							
a. electric		\$18	\$24	\$26	\$31	\$36	\$38
Air Conditioning							
a. electric		\$11	\$11	\$14	\$16	\$21	\$24
Water Heating							
a. natural gas		\$9	\$9	\$13	\$14	\$19	\$21
b. Propane		\$17	\$23	\$30	\$33	\$42	\$47
c. electric		\$4	\$10	\$12	\$13	\$17	\$22
Water & Sewer							
	Dresden	\$55	\$55	\$60	\$69	\$73	\$78
	Frazeysburg	\$58	\$58	\$58	\$58	\$58	\$58
	New Concord	\$27	\$54	\$82	\$132	\$185	\$231
	Roseville	\$80	\$80	\$94	\$138	\$169	\$213
	Zanesville	\$33	\$46	\$62	\$93	\$117	\$149
Water (only)							
(East)	Muskingum	\$30	\$30	\$35	\$67	\$81	\$96
	Maysville	\$25	\$32	\$45	\$74	\$103	\$131
	Philo	\$25	\$25	\$25	\$25	\$25	\$25
	So. Zanesville	\$19	\$19	\$27	\$35	\$43	\$51
	Zanesville	\$9	\$13	\$18	\$28	\$35	\$46
Sewer (only)							
	Muskingum County	\$48	\$48	\$48	\$48	\$48	\$48
	So. Zanesville	\$48	\$48	\$48	\$48	\$48	\$48
Trash Collection							
	City of Zanesville	\$22	\$22	\$22	\$22	\$22	\$22
	S. Zanesville	\$18	\$18	\$18	\$18	\$18	\$18
	Other areas	\$20	\$20	\$20	\$20	\$20	\$20
	Range/Microwave	\$8	\$8	\$8	\$7	\$7	\$7
	Refrigerator	\$6	\$6	\$6	\$9	\$10	\$10

←

E

E

Window #10.00

E

Some
Hall
AM

E

Comp 3

↑
not provided
Comp 1

↑
Comp 2

2 BR

LP \$ 81

Electric \$ 63

Cooking 3.00

Other 24.00

W/H 18.00

~~A/C~~

Range 6

Fridge 6

\$ 63

} #1

63

12

12

2
26
14
12
8
6
66

63
66
129

208
129
79

115
93

208
\$ 230

Replacement
Goddard

gas 67
14
\$ 81

electric 3
31
34

Water
sewer
\$ 93
Trash
\$ 22



CALCULATION SHEET

Tracy Dixon 614-592-8901

Robert Foster 740-243-7762

^{Roelle}
Jeffrey Roelle 602-374-8968
Roelle Moon Investments @ out

burne
Natasha

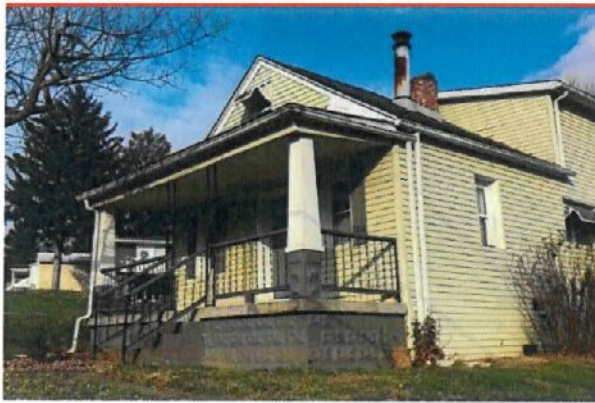
201 N Market St.,
Lockbox on front door
1986



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\$700 per month



2560 Arcadia Ave
Zanesville, OH 43701

(800) 976-9181

Hi Andrew, I would like to know more about this listing.

Send a Message

Talk to a knowledgeable agent, not a call center.

About This Home

1 Bed 1 Bath -- Sq Ft 2,439 Sq Ft

Highlights



Popular Property



Garage



No Cooling



Renovated 1
 bedroom, 1 bath
 apartment. Garage
 available for tenant
 use. Tenant is
 responsible for
 electric, gas, water,
 sewer and trash. All
 applicants are
 subject to a credit
 and background
 check. Security
 deposit and first
 months rent are due
 upon receiving the
 keys.

Listing

Agent

And...

Lepi ...

(80...

rent...

Lice...

Home Details



Home

Bedrooms

Utilities

Design and

No
Coolin

Built in
1980

Bathrooms

Single
Family

1 Bedroom

Detac
hed

1 Full
Bathroom

Home

Available



Parking
Garag
e

Septic
Tank



Listing and Financial Details
 Tenant pays for cable TV, electricity, sewer, trash collection, water
 12 Month Lease Term
 Assessor Parcel Number 62-71-06-05-000

Community Details



Amenities
 No Pet Policy
 Laundry Facilities
 No Pets Allowed

[See All MLS Data](#)

Schools

Source:



Maysville

e...

PK to 8-8

5th

May: e Mic

6th t

8th



7 min
drive

6 min
drive



Parks and Recreation

Sky
w...
6
min
walk

Sout
h...
3
min
drive

Ma
s...
5
min
drive

Map



Transit


Bus 7
Zanesville min
Bus drive
Station

Area Factors

Somewhat
 Bikeable 15 / 100
Bike Score ®

Car-
 Dependent 37 / 100
Walk Score ®



Minimal Transit
 Transit Score **0** / 100

Source: Walk Score, CAP Index 

Environmental Factors


Active
 Sound Score **72** / 100

Minimal
 Flood Factor **1** / 10

Minimal
 Fire Factor **1** / 10

Moderate
 Heat Factor **4** / 10

Minimal
 Wind Factor **2** / 10

Source: Risk Factor™, How Loud 

Listing Agent
Andrew Ankrum
 Lepi & Associates
 (800) 976-9181
 rentals@lepirealestate.com
 License #2010002421



APN: 62-71-06-05-000

[Ohio](#) >

[Muskingum County](#) >

[Zanesville](#) >

[43701](#) >

2560 Arcadia Ave, Zanesville, OH

Homes for Rent in
Zanesville, OH

This home is located at 2560 Arcadia Ave, Zanesville, OH 43701 and is currently priced at \$700. This property was built in 1980. 2560 Arcadia Ave is a home located in Muskingum County with nearby schools including Maysville Elementary School, Maysville Middle School, and Maysville High School.

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