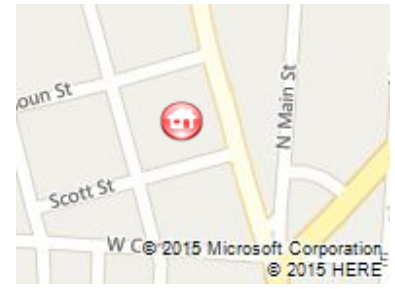


**ALL FIELDS WITH EMAIL**



**MLS #** 20151052  
**Class** MULTI-FAMILY  
**Type** Duplex  
**Area** Mt. Vernon  
**Asking Price** \$135,000  
**Address** 11 Mansfield Avenue  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Bedrooms** 4  
**Total Baths** 3 Bath  
**Garage Capacity** None  
**Construction** Frame



**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent Hit Count</b>	1	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	0.2000	<b>Number of Units</b>	2
<b>Agent - Agent Name and Phone</b>	<a href="tel:740-397-7800">Sam Miller - Main: 740-397-7800</a>	<b>Agent - E-mail</b>	<a href="mailto:samsells@sammler.com">samsells@sammler.com</a>
<b>Listing Office 1 - Office Name</b>	<a href="#">Re/Max Stars</a>	<b>Listing Office 1 - Phone Number</b>	<a href="tel:740-392-7000">Main: 740-392-7000</a>
<b>Listing Agent 2 - Agent Name and Phone</b>		<b>Listing Agent 2 - E-mail</b>	
<b>Listing Office 2 - Office Name</b>		<b>Listing Office 2 - Phone Number</b>	
<b>Listing Agent 3 - Agent Name and Phone</b>		<b>Listing Agent 3 - E-mail</b>	
<b>Listing Office 3 - Office Name</b>		<b>Listing Office 3 - Phone Number</b>	
<b>Auction Y/N</b>	No	<b>School District</b>	Mount Vernon
<b>Public School</b>	Dan Emmet-MTV District	<b>County</b>	In Knox County
<b>Township</b>	City	<b>Subdivision</b>	Other
<b>Comp-Variable Y/N</b>	No	<b>Semi-Annual Taxes</b>	622.99*
<b>Parcel #</b>	66-06573.000	<b>Lot #</b>	394
<b>Listing Date</b>	10/9/2015	<b>Expiration Date</b>	4/15/2016
<b>Lot Size/Acres</b>	.2	<b>Approx Year Built</b>	1900
<b>Age</b>	115	<b>Approx Above Grade SqFt</b>	3,120
<b>Approx Total Living Space</b>	3120	<b>Zoning</b>	R-2
<b>Assessments</b>	3.00*	<b>Walls</b>	0
<b>Floors</b>		<b>Directions</b>	
<b>Parcel #1</b>		<b>Parcel #2</b>	
<b>Parcel #3</b>		<b>Parcel #4</b>	
<b>Documents On File</b>		<b>Unit 1 Bedroom</b>	3
<b>Unit 1 Bathroom</b>	2	<b>Unit 1 Rent\$</b>	\$0.00
<b>Unit 2 Bedroom</b>	1	<b>Unit 2 Bathroom</b>	1
<b>Unit 2 Rent\$</b>	\$650.00	<b>Unit 3 Bedroom</b>	0
<b>Unit 3 Bathroom</b>	0	<b>Unit 3 Rent\$</b>	\$0.00
<b>Unit 4 Bedroom</b>	0	<b>Unit 4 Bathroom</b>	0
<b>Unit 4 Rent\$</b>	\$0.00	<b>Unit 5 Bedroom</b>	0
<b>Unit 5 Bathroom</b>	0	<b>Unit 5 Rent\$</b>	\$0.00
<b>Unit 6 Bedroom</b>	0	<b>Unit 6 Bathroom</b>	0
<b>Unit 6 Rent\$</b>	\$0.00	<b>Unit 7 Bedroom</b>	0
<b>Unit 7 Bathroom</b>	0	<b>Unit 7 Rent\$</b>	\$0.00
<b>Total Income</b>	\$650	<b>Rents Income</b>	
<b>Other Income</b>		<b>Gross Income</b>	
<b>Insurance Expense</b>		<b>Management Expense</b>	
<b>Taxes Expense</b>		<b>Maintenance Expense</b>	
<b>Vacancy Expense</b>		<b>Utilities Expense</b>	
<b>Other Expense</b>		<b>Total Expenses</b>	
<b>Net Income</b>		<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	10/12/2015
<b>Status Date</b>	10/12/2015	<b>HotSheet Date</b>	10/12/2015
<b>Price Date</b>	10/12/2015	<b>Input Date</b>	10/12/2015 1:55 PM
<b>General Date</b>	10/9/2015	<b>Original Price</b>	\$135,000
<b>Days On Market</b>	3	<b>City Corps. Limit</b>	Yes
<b>Homestead Y/N</b>	No	<b>CAUV Y/N</b>	No
<b>Village</b>	Other	<b>Comp-SB</b>	0
<b>Comp-BB</b>	3	<b>Picture</b>	25

## FEATURES

<b>STYLE</b> 2 Story	<b>ROOF</b> Shingle	<b>APPLIANCES</b> Dishwasher Dryer Range Oven Refrigerator Washer	<b>EXTERIOR</b> Wood
<b>WATER</b> City	<b>HEATING</b> Forced Air Natural Gas		<b>GARAGE TYPE</b> Other
<b>SEWER</b> City	<b>BASEMENT</b> Partial		

## FINANCIAL

Financing Remarks

## SOLD STATUS

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Selling Agent 1 - Agent Name</b>	<b>Selling Office 1 - Office Name</b>
<b>Seller Concessions Y/N</b>	<b>Seller Concessions</b>
<b>Financing</b>	

## REMARKS

Duplex located in the North end of Mount Vernon, could be converted back to single family easily, current owners lived in the main unit and rented out the upstairs unit, main unit features 3 bedrooms and 2 full baths, large living room and formal dining room with double sided fireplace, den/office space with pocket doors, gorgeous custom kitchen with stainless steel appliances, large mud room and convenient first floor laundry room, rented unit has 1 bedroom and 1 bath and currently rents for \$650, there is forced air natural gas heating, detached carriage house with lots of storage space, situated on an easy to care for corner lot, priced to sell at \$135,000.

## AGENT TO AGENT REMARKS

## ADDITIONAL PICTURES



