

**ALL FIELDS DETAIL**



<b>MLS #</b>	20111000	<b>Bedrooms</b>	3
<b>Status</b>	Active	<b>Total Baths</b>	1.5 Bath
<b>Type</b>	Single Family	<b>Garage Capacity</b>	1 Car
<b>Address</b>	12764 Old Mansfield Road	<b>Construction</b>	Frame
<b>Address 2</b>		<b>Design</b>	Ranch
<b>City</b>	Mount Vernon		
<b>State</b>	OH		
<b>Zip</b>	43050		
<b>Area</b>	Suburban		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$90,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**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>	0	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	0.6670	<b>Auction Y/N</b>	No
<b>Agent</b>	Sam Miller - Main: (740) 397-7800	<b>Listing Office 1</b>	Re/Max Stars - Main: (740) 392-7000
<b>Listing Agent 2</b>		<b>Listing Office 2</b>	
<b>Listing Agent 3</b>		<b>Listing Office 3</b>	
<b>School District</b>	Mount Vernon	<b>Public School</b>	Dan Emmet-MTV District
<b>County</b>	In Knox County	<b>Township</b>	Morris
<b>Subdivision</b>		<b>Comp-SB</b>	0
<b>Comp-BB</b>	3	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	656.09*	<b>Parcel #</b>	54-00367.000
<b>Lot #</b>	0	<b>Listing Date</b>	10/18/2011
<b>Expiration Date</b>	4/15/2012	<b>Lot Size/Acres</b>	.667
<b>Approx Year Built</b>	1956	<b>Age</b>	55
<b>Approx Above Grade SqFt</b>	1296	<b>Approx Total Living Space</b>	1296
<b>Zoning</b>		<b>Assessments</b>	6.00*
<b>Heat Cost</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>Living Room Level</b>	1
<b>Living Room Size</b>	27.7 x 15.9	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	27.7 x 15.9 combo	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	16.6 x 14.9	<b>Family Room Level</b>	
<b>Family Room Size</b>	0	<b>Bathroom Level</b>	1
<b>Bathroom Size</b>	7.3 x 6.10	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	12.6 x 10.9	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	13.2 x 10.10	<b>Bedroom 3 Level</b>	1
<b>Bedroom 3 Size</b>	12 x 11	<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Garage Level</b>	1
<b>Garage Size</b>	2 Car Attached	<b>Utility Room Level</b>	L
<b>Utility Room Size</b>	Lower Level	<b>Other Room 1 Level</b>	
<b>Other Room 1 Size</b>		<b>Other Room 2 Level</b>	
<b>Other Room 2 Size</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>	10/19/2011
<b>Status Date</b>	10/19/2011	<b>HotSheet Date</b>	10/19/2011
<b>Price Date</b>	10/19/2011	<b>Input Date</b>	10/19/2011 1:54:00 PM
<b>Original Price</b>	\$90,000	<b>Days On Market</b>	1

**FEATURES**

<b>STYLE</b>	Ranch	<b>HEATING</b>	Hot Water	<b>APPLIANCES</b>	Dishwasher	<b>GARAGE TYPE</b>	Garage Attached
<b>EXTERIOR</b>	Stone		Natural Gas		Range Oven	<b>FLOORS</b>	Vinyl
	Vinyl	<b>WATER</b>	Well		Refrigerator		Wall To Wall Carpet
<b>YARD</b>	Paved Street	<b>SEWER</b>	Septic	<b>FIREPLACE</b>	One		Wood Floors
<b>ROOF</b>	Shingle	<b>CONSTRUCTION</b>	Frame	<b>BASEMENT</b>	Walkout	<b>LAUNDRY</b>	Basement
			Framed on Site	<b>DRIVEWAY</b>			

**FEATURES**

Limestone

**FINANCIAL**

**Financing Remarks**

**SOLD STATUS**

**How Sold**  
**Closing Date**  
**Selling Agent 1**  
**Seller Concessions Y/N**  
**Financing**

**Contract Date**  
**Sold Price**  
**Selling Office 1**  
**Seller Concessions**

**REMARKS**

Country setting on two thirds of an acre located just minutes north of Mount Vernon on the corner of McGugin Drive and Old Mansfield Road, spacious ranch design featuring 3 generous sized bedrooms and 1.5 baths, a huge 27 x 15 living room / dining room combination that is ideal for entertaining, large eat in kitchen includes major appliances, walkout basement with wood burning stone fireplace, lots of natural light and could be finished for bonus living space, attached 2 car garage, situated on a beautiful lot among nice homes, immediate possession available, we priced this home right and it will sell fast at \$90,000.

**ADDITIONAL PICTURES**

