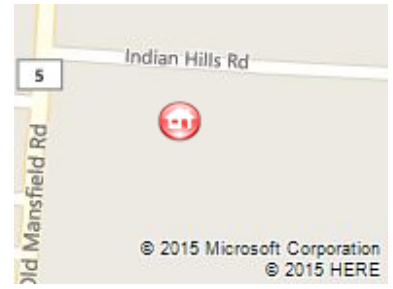


**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20151227	<b>Bedrooms</b>	3
<b>Class</b>	RESIDENTIAL	<b>Total Baths</b>	2 Bath
<b>Type</b>	Single Family	<b>Garage Capacity</b>	None
<b>Area</b>	Suburban	<b>Construction</b>	Frame
<b>Asking Price</b>	\$155,000	<b>Design</b>	1.5 Story
<b>Address</b>	13022 Old Mansfield Road		
<b>Address 2</b>			
<b>City</b>	Mount Vernon		
<b>State</b>	OH		
<b>Zip</b>	43050		
<b>Status</b>	Active		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Y		



**GENERAL**

<b>Contract Status Y/N</b>	No	<b>Contract Type</b>	
<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>	1.9330	<b>Auction Y/N</b>	No
<b>Agent - Agent Name and Phone</b>	<a href="mailto:samsells@sammler.com">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>School District</b>	Mount Vernon	<b>Public School</b>	Dan Emmet-MTV District
<b>County</b>	In Knox County	<b>Township</b>	Milford
<b>Subdivision</b>	None	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	547.34*	<b>Parcel #</b>	54-00132.002
<b>Lot #</b>	0	<b>Listing Date</b>	12/23/2015
<b>Expiration Date</b>	5/15/2016	<b>Lot Size/Acres</b>	1.933
<b>Approx Year Built</b>	1912	<b>Age</b>	103
<b>Approx Above Grade SqFt</b>	1,230	<b>Approx Total Living Space</b>	1230
<b>Zoning</b>		<b>Assessments</b>	3.00*
<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>	13.4 x 13	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	23.2 x 10.4	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	23.2 x 10.4	<b>Family Room Level</b>	1
<b>Family Room Size</b>	13.1 x 8.3 Den	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	7.3 x 6.6	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	17.4 x 11.7	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	11.11 x 10.5	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	13.3 x 12.11	<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>	2	<b>Bathroom 2 Size</b>	6.2 x 5.4
<b>Bathroom 2 Type</b>	Full	<b>Bathroom 3 Level</b>	
<b>Bathroom 3 Size</b>		<b>Bathroom 3 Type</b>	
<b>Bathroom 4 Level</b>		<b>Bathroom 4 Size</b>	
<b>Bathroom 4 Type</b>		<b>Garage Level</b>	
<b>Garage Size</b>		<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	7.4 x 5.2	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	Covered Porch	<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>	12/23/2015
<b>Status Date</b>	12/23/2015	<b>HotSheet Date</b>	12/23/2015
<b>Last Price Change Date</b>	12/23/2015	<b>Input Date</b>	12/23/2015 1:50 PM
<b>Original Price</b>	\$155,000	<b>Virtual Tour</b>	<a href="http://www.tourfactory.com/1474586">http://www.tourfactory.com/1474586</a>
<b>City Corps. Limit</b>	No	<b>Homestead Y/N</b>	No
<b>Homestead \$ Amount</b>		<b>CAUV Y/N</b>	No

**GENERAL**

<b>CAUV \$ Amount</b>		<b>Village</b>	Other
<b>Comp-BB</b>	3	<b>Comp-SB</b>	0
<b>Picture</b>	25		

**FEATURES**

<b>STYLE</b> 1.5 Story	<b>HEATING</b> Forced Air Natural Gas	<b>APPLIANCES</b> Dishwasher Garbage Disposal Microwave Range Hood Range Oven Refrigerator	<b>DETACHED STRUCTURES</b> Barn
<b>EXTERIOR</b> Vinyl	<b>COOLING</b> Central Air	<b>BASEMENT</b> Partial	<b>EXTRAS</b> Covered Deck
<b>YARD</b> Hills Level Meadow Paved Street	<b>WATER</b> Well	<b>DRIVEWAY</b> Gravel	<b>FLOORS</b> Ceramic Tile Wall To Wall Carpet Wood Floors
<b>ROOF</b> Shingle	<b>SEWER</b> Septic		<b>LAUNDRY</b> Main Floor
	<b>CONSTRUCTION</b> Frame		

**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**

Edge of town location, beautifully updated country farm house, situated on 1.933 Acres with road frontage on Old Mansfield Road and Indian Hills Road, features include 3 bedrooms and 2 full baths, large living room, den/home office space, gorgeous white cabinet filled kitchen with granite countertops and major appliances, breakfast bar, adjoining dining area with open staircase, first floor master suite with private bath and deck area, convenient main level laundry, covered front and side porches, natural gas forced air heating and central air conditioning, large 52 x 44 barn and old milk house, a truly impressive home with character, won't last long at \$155,000.

**AGENT TO AGENT REMARKS**

**ADDITIONAL PICTURES**



