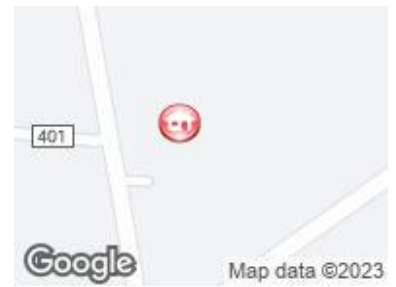


**ALL FIELDS WITH EMAIL**



|                     |                          |                        |        |
|---------------------|--------------------------|------------------------|--------|
| <b>MLS #</b>        | 20230074                 | <b>Bedrooms</b>        | 5      |
| <b>Class</b>        | RESIDENTIAL              | <b>Full Baths</b>      | 3 Bath |
| <b>Type</b>         | Single Family            | <b>Half Bath</b>       | 0      |
| <b>Area</b>         | Suburban                 | <b>Garage Capacity</b> | 2 Car  |
| <b>Asking Price</b> | \$325,000                | <b>Construction</b>    | Frame  |
| <b>Address</b>      | 13860 Old Mansfield Road | <b>Design</b>          | Ranch  |
| <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>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>                        | 3.1600                             | <b>Auction Y/N</b>                     | No                     |
| <b>Agent - Agent Name and Phone</b>           | Sam Miller - Main: 740-397-7800    | <b>Agent - E-mail</b>                  | samsells@sammiller.com |
| <b>Listing Office 1 - Office Name</b>         | Re/Max Stars                       | <b>Listing Office 1 - Phone Number</b> | Main: 740-392-7000     |
| <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>                        | Morris                 |
| <b>Subdivision</b>                            | Other                              | <b>Comp-Variable Y/N</b>               | No                     |
| <b>Semi-Annual Taxes</b>                      | 1431.45*                           | <b>Parcel #</b>                        | 54-00708.000           |
| <b>Lot #</b>                                  | 0                                  | <b>Listing Date</b>                    | 2/24/2023              |
| <b>Expiration Date</b>                        | 8/15/2023                          | <b>Lot Size/Acres</b>                  | 3.16                   |
| <b>Approx Year Built</b>                      | 1966                               | <b>Age</b>                             | 57                     |
| <b>Approx Above Grade SqFt</b>                | 1,400                              | <b>Approx Total Living Space</b>       | 2400                   |
| <b>Zoning</b>                                 |                                    | <b>Assessments</b>                     | 6.00*                  |
| <b>Heat Cost</b>                              |                                    | <b>Directions</b>                      |                        |
| <b>Documents On File</b>                      |                                    | <b>Living Room Level</b>               | 1                      |
| <b>Living Room Size</b>                       | 16 x 15                            | <b>Dining Room Level</b>               | 1                      |
| <b>Dining Room Size</b>                       | 25.4 x 12.8                        | <b>Kitchen Level</b>                   | 1                      |
| <b>Kitchen Size</b>                           | 20.7 x 9.1                         | <b>Family Room Level</b>               | L                      |
| <b>Family Room Size</b>                       | 50 x 9.8                           | <b>Bathroom 1 Level</b>                | 1                      |
| <b>Bathroom 1 Size</b>                        | 9.2 x 7                            | <b>Bedroom 1 Level</b>                 | 1                      |
| <b>Bedroom 1 Size</b>                         | 15 x 12                            | <b>Bedroom 2 Level</b>                 | 1                      |
| <b>Bedroom 2 Size</b>                         | 11.7 x 9.4                         | <b>Bedroom 3 Level</b>                 | L                      |
| <b>Bedroom 3 Size</b>                         | 10.8 x 10.2                        | <b>Bedroom 4 Level</b>                 | L                      |
| <b>Bedroom 4 Size</b>                         | 10.8 x 10.4                        | <b>Bathroom 1 Type</b>                 | Full                   |
| <b>Bathroom 2 Level</b>                       | 1                                  | <b>Bathroom 2 Size</b>                 | 11.2 x 9               |
| <b>Bathroom 2 Type</b>                        | Full                               | <b>Bathroom 3 Level</b>                | L                      |
| <b>Bathroom 3 Size</b>                        | 9 x 5.2                            | <b>Bathroom 3 Type</b>                 | Full                   |
| <b>Bathroom 4 Level</b>                       |                                    | <b>Bathroom 4 Size</b>                 |                        |
| <b>Bathroom 4 Type</b>                        |                                    | <b>Garage Level</b>                    | 1                      |
| <b>Garage Size</b>                            | 2 Car Detached                     | <b>Utility Room Level</b>              | L                      |
| <b>Utility Room Size</b>                      | 10.7 x 5                           | <b>Other Room 1 Level</b>              | L                      |
| <b>Other Room 1 Size</b>                      | 10.8 x 10.1 BR                     | <b>Other Room 2 Level</b>              | 1                      |
| <b>Other Room 2 Size</b>                      | Deck                               | <b>Off Market Date</b>                 |                        |
| <b>Associated Document Count</b>              | 0                                  | <b>Search By Map</b>                   |                        |
| <b>Tax ID</b>                                 |                                    | <b>Update Date</b>                     | 2/27/2023              |
| <b>Status Date</b>                            | 2/27/2023                          | <b>HotSheet Date</b>                   | 2/27/2023              |
| <b>Last Price Change Date</b>                 | 2/27/2023                          | <b>Input Date</b>                      | 2/27/2023 8:40 AM      |
| <b>Original Price</b>                         | \$325,000                          | <b>Days On Market</b>                  | 3                      |
| <b>Virtual Tour</b>                           | http://www.tourfactory.com/3025176 | <b>City Corps. Limit</b>               | No                     |
| <b>Homestead Y/N</b>                          | No                                 | <b>Homestead \$ Amount</b>             | \$0.00                 |
| <b>CAUV Y/N</b>                               | No                                 | <b>CAUV \$ Amount</b>                  | \$0.00                 |

## GENERAL

|              |       |               |    |
|--------------|-------|---------------|----|
| Village      | Other | Comp-BB       | 3  |
| Comp-SB      | 0     | Picture Count | 29 |
| Showing Date |       |               |    |

## FEATURES

|   |  |  |                                |
|---|--|--|--------------------------------|
| <b>STYLE</b><br>Ranch                       | <b>COOLING</b><br>Central Air                | <b>FIREPLACE</b><br>One                | <b>EXTRAS</b><br>Deck<br>Patio |
| <b>EXTERIOR</b><br>Brick<br>Wood            | <b>WATER</b><br>Well                         | <b>BASEMENT</b><br>Finished<br>Walkout | <b>FLOORS</b><br>Vinyl         |
| <b>YARD</b><br>Paved Street                 | <b>SEWER</b><br>Septic                       | <b>DRIVEWAY</b><br>Concrete            | <b>LAUNDRY</b><br>Basement     |
| <b>ROOF</b><br>Shingle                      | <b>CONSTRUCTION</b><br>Frame                 | <b>DETACHED STRUCTURES</b><br>Garage   |                                |
| <b>HEATING</b><br>Forced Air<br>Natural Gas | <b>APPLIANCES</b><br>Dishwasher<br>Microwave | <b>GARAGE TYPE</b><br>Garage Detached  |                                |

## FINANCIAL

Financing Remarks

## SOLD STATUS

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

## REMARKS

**Remarks** Country ranch situated on 3 acres just North of Mount Vernon, beautifully updated throughout, features include 5 bedrooms and 3 full baths, nice sized living room with tons of natural light, adjoining formal dining room with fireplace, cabinet filled kitchen, first floor primary suite with deluxe on suite bath with separate shower and tub, finished walkout lower level with second living room, 3 bedrooms and a full bath, relaxing rear deck space, detached 2 car garage, natural gas heat and central air, impressive country home that won't last long at \$325,000.

## AGENT TO AGENT REMARKS

Showing Phone 614-255-5588  
Agent to Agent Remarks

## ADDITIONAL PICTURES

