

**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20160168	<b>Bedrooms</b>	3
<b>Class</b>	RESIDENTIAL	<b>Total Baths</b>	1 Bath
<b>Type</b>	Single Family	<b>Garage Capacity</b>	1 Car
<b>Area</b>	Villages	<b>Construction</b>	Frame
<b>Asking Price</b>	\$66,900	<b>Design</b>	2 Story
<b>Address</b>	204 Ross Street		
<b>Address 2</b>			
<b>City</b>	Danville		
<b>State</b>	OH		
<b>Zip</b>	43014		
<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>	11	<b>Client Hit Count</b>	40
<b>Number of Acres</b>	0.0937	<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>	Danville	<b>Public School</b>	Danville
<b>County</b>	In Knox County	<b>Township</b>	Village
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	522.03*	<b>Parcel #</b>	63-00300.000
<b>Lot #</b>	0	<b>Listing Date</b>	3/5/2016
<b>Expiration Date</b>	9/15/2016	<b>Lot Size/Acres</b>	.0937
<b>Approx Year Built</b>	1900	<b>Age</b>	116
<b>Approx Above Grade SqFt</b>	1,470	<b>Approx Total Living Space</b>	
<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>	27.6 x 13.3	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	12.7 x 10.4	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	16.7 x 9.1	<b>Family Room Level</b>	
<b>Family Room Size</b>	0	<b>Bathroom 1 Level</b>	2
<b>Bathroom 1 Size</b>	10.4 x 9.3	<b>Bedroom 1 Level</b>	2
<b>Bedroom 1 Size</b>	13.7 x 13.3	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	13.5 x 9.7	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	13.3 x 10	<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>		<b>Bathroom 2 Size</b>	
<b>Bathroom 2 Type</b>		<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>	1
<b>Garage Size</b>	Detached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	6.4 x 5.9	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	Deck	<b>Other Room 2 Level</b>	1
<b>Other Room 2 Size</b>	Screened Porch	<b>Off Market Date</b>	
<b>Associated Document Count</b>	1	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	7/6/2016
<b>Status Date</b>	6/29/2016	<b>HotSheet Date</b>	6/29/2016
<b>Last Price Change Date</b>	3/7/2016	<b>Input Date</b>	3/7/2016 3:32 PM
<b>Original Price</b>	\$66,900	<b>Days On Market</b>	123
<b>Virtual Tour</b>	<a href="http://www.tourfactory.com/1517948">http://www.tourfactory.com/1517948</a>	<b>City Corps. Limit</b>	Yes
<b>Homestead Y/N</b>	No	<b>Homestead \$ Amount</b>	\$0.00

**GENERAL**

<b>CAUV Y/N</b>	No	<b>CAUV \$ Amount</b>	\$0.00
<b>Village</b>	Danville	<b>Comp-BB</b>	3
<b>Comp-SB</b>	0	<b>Picture</b>	25

**FEATURES**

<b>STYLE</b> 2 Story	<b>COOLING</b> Central Air	<b>FIREPLACE</b> Fireplace	<b>EXTRAS</b> Deck Spa-Hot Tub
<b>EXTERIOR</b> Vinyl	<b>WATER</b> City	<b>BASEMENT</b> Partial	<b>FLOORS</b> Laminate Wall To Wall Carpet Wood Floors
<b>YARD</b> Level Paved Street	<b>SEWER</b> City	<b>DRIVEWAY</b> Limestone	<b>LAUNDRY</b> Main Floor
<b>ROOF</b> Shingle	<b>CONSTRUCTION</b> Frame	<b>DETACHED STRUCTURES</b> Garage	
<b>HEATING</b> Forced Air Natural Gas	<b>APPLIANCES</b> Dishwasher	<b>GARAGE TYPE</b> Garage Detached Carport Detached	

**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**

Spacious 2 Story home located in the village of Danville, features include 3 nice sized bedrooms, huge living room, adjoining dining room, real oak hardwood floors throughout, nice cabinet filled kitchen with easy care laminate flooring, convenient main level laundry room, screened in front porch, relaxing rear deck and patio with hot tub, detached garage and carport, wired for a generator, natural gas forced air heating, central air conditioning, low maintenance vinyl sided exterior, quick possession available, priced to sell at \$66,900.

**AGENT TO AGENT REMARKS**

**ADDITIONAL PICTURES**



