

**ALL FIELDS DETAIL**



<b>MLS #</b>	20100005	<b>Bedrooms</b>	3
<b>Status</b>	Active	<b>Total Baths</b>	1 Bath
<b>Type</b>	Single Family	<b>Garage Capacity</b>	None
<b>Address</b>	216 James Street	<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>	Mt. Vernon		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$75,000		
<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>	59	<b>Client Hit Count</b>	102
<b>Number of Acres</b>	0.1580	<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>	City
<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>	533.34*	<b>Parcel #</b>	66-04144-000
<b>Lot #</b>	10	<b>Listing Date</b>	1/5/2010
<b>Expiration Date</b>	7/15/2010	<b>Lot Size/Acres</b>	60 x 115
<b>Approx Year Built</b>	1965	<b>Age</b>	45
<b>Approx Above Grade SqFt</b>	1200	<b>Approx Total Living Space</b>	1200
<b>Zoning</b>	RES	<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>	15.5 x 11.2	<b>Dining Room Level</b>	
<b>Dining Room Size</b>	0	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	13.3 x 11.5	<b>Family Room Level</b>	1
<b>Family Room Size</b>	23.3 x 11.5	<b>Bathroom Level</b>	1
<b>Bathroom Size</b>	10.5 x 4.5	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	12.3 x 11.7	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	11.2 x 9	<b>Bedroom 3 Level</b>	1
<b>Bedroom 3 Size</b>	9.10 x 8.3	<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Garage Level</b>	
<b>Garage Size</b>	None	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	10 x 6.2	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	Enclosed Porch	<b>Other Room 2 Level</b>	1
<b>Other Room 2 Size</b>	Deck	<b>Off Market Date</b>	
<b>Associated Document Count</b>	2	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	5/26/2010
<b>Status Date</b>	1/6/2010	<b>HotSheet Date</b>	3/8/2010
<b>Price Date</b>	3/8/2010	<b>Input Date</b>	1/6/2010 2:41:00 PM
<b>Original Price</b>	\$77,500	<b>Days On Market</b>	141

**FEATURES**

<b>STYLE</b> Ranch	<b>COOLING</b> Central Air	<b>APPLIANCES</b> Dryer Garbage Disposal Hot Water Tank-Owned Range Hood Washer	<b>DETACHED STRUCTURES</b> Utility Building
<b>EXTERIOR</b> Brick Vinyl	<b>WATER</b> City	<b>FIREPLACE</b> One Gas Log Fireplace	<b>GARAGE TYPE</b> None
<b>YARD</b> Curb Hills Level Paved Street	<b>SEWER</b> City	<b>FLOORS</b> Vinyl	<b>EXTRAS</b> Deck Patio Utility Building
	<b>CONSTRUCTION</b> Frame Framed on Site		
	<b>TELEVISION</b>		

**FEATURES**

<b>ROOF</b> Shingle	Cable High Speed Internet	<b>BASEMENT</b> Slab	Wall To Wall Carpet
<b>HEATING</b> Forced Air Natural Gas		<b>DRIVEWAY</b> Concrete Paved	<b>LAUNDRY</b> Main Floor

**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</b>	<b>Selling Office 1</b>
<b>Seller Concessions Y/N</b>	<b>Seller Concessions</b>
<b>Financing</b>	

**REMARKS**

Super nice ranch on the north side of Mount Vernon, featuring an expanded floor plan with 1200 square feet of living space, all amenities are on the main level, there is a nice sized living room, a spacious updated and remodeled eat-in kitchen, wonderful family room with a brick fireplace and gas logs, formal dining area, there are 3 bedrooms, an impressive enclosed 3 season sun porch, lots of recent updating including a re-shingled roof in 2009 and central air conditioning in 2007, large rear deck is ideal for cookouts and get-togethers, blacktop drive plus a concrete apron, this is an easy care home and priced at only \$75,000.

**ADDITIONAL PICTURES**

