

**ALL FIELDS WITH EMAIL**



|                     |                   |                        |        |
|---------------------|-------------------|------------------------|--------|
| <b>MLS #</b>        | 20230732          | <b>Bedrooms</b>        | 3      |
| <b>Class</b>        | RESIDENTIAL       | <b>Full Baths</b>      | 1 Bath |
| <b>Type</b>         | Single Family     | <b>Half Bath</b>       | 0      |
| <b>Area</b>         | Mt. Vernon        | <b>Garage Capacity</b> | 1 Car  |
| <b>Asking Price</b> | \$169,500         | <b>Construction</b>    | Frame  |
| <b>Address</b>      | 304 Cooper Street | <b>Design</b>          | Ranch  |
| <b>Address 2</b>    |                   |                        |        |
| <b>City</b>         | Mount Vernon      |                        |        |
| <b>State</b>        | OH                |                        |        |
| <b>Zip</b>          | 43050             |                        |        |
| <b>Status</b>       | Contingent        |                        |        |
|                     | -Financing&Insp   |                        |        |
| <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>                        | 5                                  | <b>Client Hit Count</b>                | 3                      |
| <b>Number of Acres</b>                        | 0.1768                             | <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>                        | City                   |
| <b>Subdivision</b>                            | Other                              | <b>Comp-Variable Y/N</b>               | No                     |
| <b>Semi-Annual Taxes</b>                      | 629.40*                            | <b>Parcel #</b>                        | 66-00213.000           |
| <b>Lot #</b>                                  | 0                                  | <b>Listing Date</b>                    | 12/6/2023              |
| <b>Expiration Date</b>                        | 5/15/2024                          | <b>Lot Size/Acres</b>                  | .1768                  |
| <b>Approx Year Built</b>                      | 1950                               | <b>Age</b>                             | 73                     |
| <b>Approx Above Grade SqFt</b>                | 1,166                              | <b>Approx Total Living Space</b>       |                        |
| <b>Zoning</b>                                 |                                    | <b>Assessments</b>                     | 2.00*                  |
| <b>Heat Cost</b>                              |                                    | <b>Directions</b>                      |                        |
| <b>Documents On File</b>                      |                                    | <b>Living Room Level</b>               | 1                      |
| <b>Living Room Size</b>                       | 24.9 x 13.8                        | <b>Dining Room Level</b>               | 1                      |
| <b>Dining Room Size</b>                       | 12.1 x 10.5                        | <b>Kitchen Level</b>                   | 1                      |
| <b>Kitchen Size</b>                           | 10.9 x 9.7                         | <b>Family Room Level</b>               |                        |
| <b>Family Room Size</b>                       |                                    | <b>Bathroom 1 Level</b>                | 1                      |
| <b>Bathroom 1 Size</b>                        | 9.8 x 5.5                          | <b>Bedroom 1 Level</b>                 | 1                      |
| <b>Bedroom 1 Size</b>                         | 13.4 x 13.1                        | <b>Bedroom 2 Level</b>                 | 1                      |
| <b>Bedroom 2 Size</b>                         | 11.4 x 10.2                        | <b>Bedroom 3 Level</b>                 | 1                      |
| <b>Bedroom 3 Size</b>                         | 13 x 9.6                           | <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 Garage                    | <b>Utility Room Level</b>              | 1                      |
| <b>Utility Room Size</b>                      | Main 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>              | 1                                  | <b>Search By Map</b>                   |                        |
| <b>Tax ID</b>                                 |                                    | <b>Update Date</b>                     | 1/18/2024              |
| <b>Status Date</b>                            | 12/30/2023                         | <b>HotSheet Date</b>                   | 12/30/2023             |
| <b>Last Price Change Date</b>                 | 12/6/2023                          | <b>Input Date</b>                      | 12/6/2023 9:32 AM      |
| <b>Original Price</b>                         | \$169,500                          | <b>Days On Market</b>                  | 43                     |
| <b>Virtual Tour</b>                           | http://www.tourfactory.com/3123703 | <b>City Corps. Limit</b>               | Yes                    |
| <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      | Mt. Vernon | Comp-BB       | 3  |
| Comp-SB      | 0          | Picture Count | 22 |
| Showing Date |            |               |    |

**FEATURES**

|                                      |   |   |   |
|--------------------------------------|---|---|---|
| <b>STYLE</b><br>Ranch                | <b>HEATING</b><br>Forced Air<br>Natural Gas | <b>CONSTRUCTION</b><br>Frame                                  | <b>DETACHED STRUCTURES</b><br>Garage          |
| <b>EXTERIOR</b><br>Vinyl             | <b>COOLING</b><br>Central Air               | <b>APPLIANCES</b><br>Dishwasher<br>Range Oven<br>Refrigerator | <b>GARAGE TYPE</b><br>Garage Detached         |
| <b>YARD</b><br>Level<br>Paved Street | <b>WATER</b><br>City                        | <b>BASEMENT</b><br>Crawl Space<br>Partial                     | <b>FLOORS</b><br>Vinyl<br>Wall To Wall Carpet |
| <b>ROOF</b><br>Shingle               | <b>SEWER</b><br>City                        |   | <b>LAUNDRY</b><br>Main Floor                  |

**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** Cozy ranch home located in the North end of Mount Vernon, features include 3 bedrooms and a full main level bath, large vaulted ceiling living room that is open to the adjoining dining area, step saver kitchen with oak cabinets and stainless steel appliances, convenient main level laundry, updated windows, natural gas heat and central air, fenced in back yard, detached garage and ample parking, priced to move fast at \$169,500

**AGENT TO AGENT REMARKS**

Showing Phone 614-255-5588  
Agent to Agent Remarks

**ADDITIONAL PICTURES**



