

**ALL FIELDS DETAIL**



<b>MLS #</b>	20121050	<b>Bedrooms</b>	3
<b>Status</b>	Active	<b>Total Baths</b>	1 Bath
<b>Type</b>	Single Family	<b>Garage Capacity</b>	2 Car
<b>Address</b>	42 Grant Drive	<b>Construction</b>	Frame
<b>Address 2</b>		<b>Design</b>	Ranch
<b>City</b>	Fredericktown		
<b>State</b>	OH		
<b>Zip</b>	43019		
<b>Area</b>	Villages		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$72,000		
<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>	1	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	0.3440	<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>	Fredericktown	<b>Public School</b>	Fredericktown
<b>County</b>	In Knox County	<b>Township</b>	Village
<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>	677.34*	<b>Parcel #</b>	65-01565.000
<b>Lot #</b>	107	<b>Listing Date</b>	12/22/2012
<b>Expiration Date</b>	5/15/2013	<b>Lot Size/Acres</b>	.344
<b>Approx Year Built</b>	1958	<b>Age</b>	55
<b>Approx Above Grade SqFt</b>	1152	<b>Approx Total Living Space</b>	1482
<b>Zoning</b>		<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>	21 x 11.5	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	11.6 x 9.7	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	11.5 x 11.2	<b>Family Room Level</b>	L
<b>Family Room Size</b>	30.6 x 10.11	<b>Bathroom Level</b>	1
<b>Bathroom Size</b>	9.9 x 7.10	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	12.5 x 11.6	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	11.4 x 10.3	<b>Bedroom 3 Level</b>	1
<b>Bedroom 3 Size</b>	11.4 x 9.11	<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Garage Level</b>	1
<b>Garage Size</b>	2 Car Detached	<b>Utility Room Level</b>	L
<b>Utility Room Size</b>	Lower Level	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	Deck	<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>	1/2/2013
<b>Status Date</b>	1/2/2013	<b>HotSheet Date</b>	1/2/2013
<b>Price Date</b>	1/2/2013	<b>Input Date</b>	1/2/2013 7:30:00 AM
<b>Original Price</b>	\$72,000	<b>Days On Market</b>	11

**FEATURES**

<b>STYLE</b>	Ranch	<b>COOLING</b>	Central Air	<b>APPLIANCES</b>	Dishwasher	<b>DETACHED STRUCTURES</b>	Garage
<b>EXTERIOR</b>	Vinyl	<b>WATER</b>	City	Hot Water Tank-Owned	Refrigerator	<b>GARAGE TYPE</b>	Garage Detached
<b>YARD</b>	Level	<b>SEWER</b>	City	Water Filter	<b>FIREPLACE</b>	<b>EXTRAS</b>	Deck
	Paved Street	<b>CONSTRUCTION</b>	Frame	<b>BASEMENT</b>	In Living Room	<b>FLOORS</b>	Ceramic Tile
<b>ROOF</b>	Shingle		Framed on Site	Full			Wood Floors
<b>HEATING</b>		<b>TELEVISION</b>				<b>LAUNDRY</b>	

**FEATURES**

Forced Air	Cable	Basement
Natural Gas	High Speed Internet	

**FINANCIAL**

**Financing Remarks**

**SOLD STATUS**

How Sold  
 Closing Date  
 Selling Agent 1  
 Seller Concessions Y/N  
 Financing

Contract Date  
 Sold Price  
 Selling Office 1  
 Seller Concessions

**REMARKS**

Tremendous value on an impressive Fredericktown ranch that is located in an established neighborhood among homes valued at \$100,000 to \$140,000 on average, featuring 3 bedrooms, a large living room highlighted by hardwood flooring and a floor to ceiling stone fireplace, cabinet filled kitchen with an adjoining dining room, finished lower level with a large family room and lots of storage space, gas heating, central air, modern windows, vinyl siding, huge oversized 2 car garage/workshop combo, big rear deck, wonderful setting, home needs a little fixing up and is an exceptional value, priced for a fast and smooth sale, you won't believe how nice this home is for only \$72,000.

**ADDITIONAL PICTURES**

