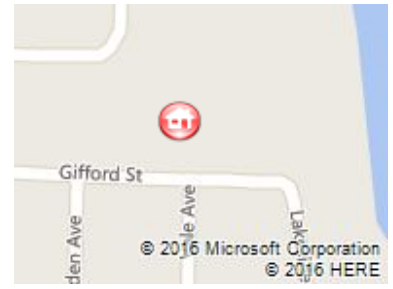


**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20160387	<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>	\$89,900	<b>Design</b>	Ranch
<b>Address</b>	55 Gifford Street		
<b>Address 2</b>			
<b>City</b>	Fredericktown		
<b>State</b>	OH		
<b>Zip</b>	43019		
<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>	0.3444	<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>	Sibley L Poland - 740-485-0502	<b>Listing Agent 2 - E-mail</b>	sibley@sibleypoland.com
<b>Listing Office 2 - Office Name</b>	Re/Max Stars	<b>Listing Office 2 - Phone Number</b>	Main: 740-392-7000
<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>	Fredericktown	<b>Public School</b>	Fredericktown
<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>	512.95*	<b>Parcel #</b>	65-01578.000
<b>Lot #</b>	130	<b>Listing Date</b>	5/5/2016
<b>Expiration Date</b>	11/15/2016	<b>Lot Size/Acres</b>	.3444
<b>Approx Year Built</b>	1965	<b>Age</b>	51
<b>Approx Above Grade SqFt</b>	936	<b>Approx Total Living Space</b>	936
<b>Zoning</b>	RES	<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>	14.4 x 13.7	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	In Kitchen	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	14.4 x 11.2	<b>Family Room Level</b>	
<b>Family Room Size</b>	0	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	10.10 x 6.3	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	11.3 x 10.6	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	10.3 x 9.6	<b>Bedroom 3 Level</b>	1
<b>Bedroom 3 Size</b>	11.3 x 10.7	<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>	Garage Attached	<b>Utility Room Level</b>	L
<b>Utility Room Size</b>	Lower 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>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	5/5/2016
<b>Status Date</b>	5/5/2016	<b>HotSheet Date</b>	5/5/2016
<b>Last Price Change Date</b>	5/5/2016	<b>Input Date</b>	5/5/2016 1:30 PM
<b>Original Price</b>	\$89,900	<b>Virtual Tour</b>	http://www.tourfactory.com/1560889
<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	<b>Village</b>	Fredericktown
<b>Comp-BB</b>	3	<b>Comp-SB</b>	0

**GENERAL**

Picture 20

**FEATURES**

<b>STYLE</b> Ranch	<b>HEATING</b> Forced Air Natural Gas	<b>APPLIANCES</b> Range Oven Refrigerator Washer	<b>EXTRAS</b> Patio
<b>EXTERIOR</b> Aluminum	<b>COOLING</b> Central Air	<b>BASEMENT</b> Unfinished	<b>FLOORS</b> Laminate Vinyl Wood Floors
<b>YARD</b> Level Paved Street	<b>WATER</b> City	<b>DRIVEWAY</b> Concrete	<b>LAUNDRY</b> Basement
<b>ROOF</b> Shingle	<b>SEWER</b> City	<b>GARAGE TYPE</b> Garage Attached	
	<b>CONSTRUCTION</b> Frame		

**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**

Super cute ranch home located in the village of Fredericktown, features include 3 bedrooms and a full main level bath, nice sized living room with lots of natural light and hardwood flooring, cabinet filled eat in kitchen with low maintenance and easy care flooring, attached garage with concrete driveway, full basement, relaxing rear patio and fantastic back yard, freshly painted interior, modern natural gas furnace, central air conditioning, this home is affordably priced and won't last long at \$89,900.

**AGENT TO AGENT REMARKS**

**ADDITIONAL PICTURES**



