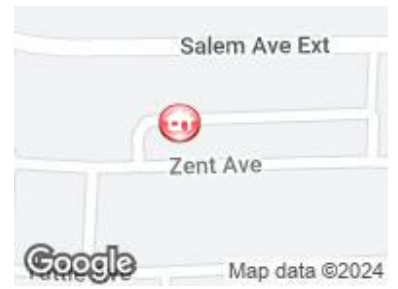


**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20240020	<b>Bedrooms</b>	2
<b>Class</b>	RESIDENTIAL	<b>Full Baths</b>	1 Bath
<b>Type</b>	Mobile Home	<b>Half Bath</b>	0
<b>Area</b>	Villages	<b>Garage Capacity</b>	None
<b>Asking Price</b>	\$12,000	<b>Construction</b>	Mobile
<b>Address</b>	56 Zent Avenue	<b>Design</b>	Ranch
<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>	0.0000	<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>	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>	16.09*	<b>Parcel #</b>	65-00180.000
<b>Lot #</b>	0	<b>Listing Date</b>	1/22/2024
<b>Expiration Date</b>	7/15/2024	<b>Lot Size/Acres</b>	0
<b>Approx Year Built</b>	1974	<b>Age</b>	50
<b>Approx Above Grade SqFt</b>	784	<b>Approx Total Living Space</b>	
<b>Zoning</b>		<b>Assessments</b>	0
<b>Heat Cost</b>		<b>Directions</b>	
<b>Documents On File</b>		<b>Living Room Level</b>	1
<b>Living Room Size</b>	14 x 12.10	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>		<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	12.10 x 11.1	<b>Family Room Level</b>	
<b>Family Room Size</b>		<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	7.6 x 7.3	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	11.9 x 11.1	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	9.10 x 7.8	<b>Bedroom 3 Level</b>	
<b>Bedroom 3 Size</b>		<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>	
<b>Garage Size</b>		<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	5x3 Hall Laundry	<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>	1/22/2024
<b>Status Date</b>	1/22/2024	<b>HotSheet Date</b>	1/22/2024
<b>Last Price Change Date</b>	1/22/2024	<b>Input Date</b>	1/22/2024 4:13 PM
<b>Original Price</b>	\$12,000	<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	<b>Picture Count</b>	11
<b>Showing Date</b>			

---

**FEATURES**

---

<b>STYLE</b> Ranch	<b>HEATING</b> Forced Air Natural Gas	<b>CONSTRUCTION</b> Mobile	<b>FLOORS</b> Vinyl
<b>EXTERIOR</b> Metal	<b>WATER</b> City	<b>BASEMENT</b> None	Wall To Wall Carpet
<b>YARD</b> Paved Street	<b>SEWER</b> City	<b>GARAGE TYPE</b> None	<b>LAUNDRY</b> Main Floor
<b>ROOF</b> Metal			

---

**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**

---

**Remarks** 1974 Mobile home located in Colonial Village mobile home park in Fredericktown, features include 2 bedrooms and a full main level bath, great room floorplan with open living, dining and kitchen, some modern updates, natural gas heating, lot rent is \$419 per month, cash buyer only. \$12,000

---

**AGENT TO AGENT REMARKS**

---

**Showing Phone** 614-255-5588  
**Agent to Agent Remarks** Square footage is approximate. Cash buyers only.

---

**ADDITIONAL PICTURES**

---

