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PRICE: \$245,000.00 **Number:** 361
OWNER: Craig & Liz Mescher
PROP. ADDRESS: 177 Church St., Osgood, OH
LEGAL DESC: Langenkamp and Vian Addition to the Village of Osgood, Ohio
PARCEL NO. M51-2-411-07-04-01-11500
ANNUAL TAX: \$1,864.16
ASSESSMENT: Mile & Loramie Cr. \$2.00
BEDROOMS: 4
BATHS: 3
LOT SIZE: .33 of an acre
EST. SQ. FT.: 2,850
AGE OF HOME: 1985 (Remodeled plus addition in 2009)
HEAT/AGE/INST.: Geothermal with electric back up (2009) Ahrens
CENTRAL AIR/AGE/INST.: Yes (2009) Ahrens
PLUMBER: Ahrens
BUILDER: Broeman & Schulze, addition built by Dave Budde Construction
ELECTRICIAN: Self
AMP ELEC. SERVICE: 200 amp.
GARAGE: 2 plus
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Yes
OPENER: Yes (doors & opener replaced in 2004)
BASEMENT/FINISHED: Partial (under new addition)
BASEMENT CONTRACTOR: Rethman
SUMP PUMP: Yes (2)
SCHOOL DIST: Marion Local
POSSESSION: By agreement
INSULATION:
ATTIC: Blown
WALLS: Blown and Batting
SEWAGE: Septic, Town Sewage fall 2010
WATER: Well (Shared, on neighbors property)
CISTERN: Yes
ANTENNA: No
CABLE: Yes
DISH: No
WATER HEATERAGE: Electric/unknown
WATER SOFTENER/AGE/OWNED: Yes/Yes
DISHWASHER: Yes
ROOF TYPE.AGE: Asphalt/2004 and 2009
WINDOWS: DH & one casement, 2008 & 2009
STORMS: Yes
SCREENS: Yes

GARBAGE DISP: Yes
CENTRAL VAC: No
UTILITY INFORMATION
GAS CO: N/A
MO.AVG/LEVEL BILLING:
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING: \$200/per month
OTHER: N/A
EXTERIOR: Brick
INTERIOR: Drywall
PROPERTY LINES:
NORTH: Street
SOUTH: Flag
EAST: Street
WEST: 1' west of utility pole
OTHER: N/A
TO STAY: Refrigerator, oven, cook top range, microwave, dishwasher, (all SS) all window coverings and everything fast and secured.
SELLER RESERVES: None
NEGOTIABLE: Swing set
NEIGHBORS: East: Steve & Julie Winner
West: Kirk & Stacey Stucke
North: Jerry and Naomi Kemper and Vic and Verene Kramer
MEASUREMENTS:
Kitchen: 18' x 19'1
Dining: 11' x 13'1
Master Bedroom: 15' x 16'
NW Bedroom: 10'7 x 13'4
NE Bedroom: 11'4 x 13'4
SE Bedroom: 11'9 x 13'3
Great Room: 20' x 23'
Office: 9'2 x 11'
Utility Room
NOTES:
See page two.
(Also see attached the floor plan)

INFORMATION & MEASUREMENTS ARE NOT WARRANTED!