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PRICE: \$59,500.00 **Number:** 226
OWNER: Ethel Boeckman
PROPERTY ADDRESS: 511 E. Walnut St.
Coldwater, Ohio

LEGAL DESC: Being Part Lot 27 of the Citizens
Add., to the Village of Coldwater, County of
Mercer, State of Ohio

PARCEL NO. 05-058500.0000
ANNUAL TAX: \$1,101.34 Homestead \$362.68
ASSESSMENT: None Known
BEDROOMS: 1 Down and 2 Up
BATHS: 1
LOT SIZE: 56' x 132'
EST. SQ. FT.: 1,472
AGE OF HOME: 1947
HEAT/AGE/INST.: GFA
CENTRAL AIR/AGE/INST.: Yes, not working
PLUMBER: Francks
BUILDER: -----
ELECTRICIAN: Seller
AMP ELEC. SERVICE: (2) 100 amp. boxes
GARAGE: 1 car attached
ATTIC ABOVE GARAGE: No, flat roof
ATTIC ACCESS IN HOME: No
OPENER: Yes
BASEMENT/FINISHED: Yes / No
BASEMENT CONTRACTOR: Unknown
SUMP PUMP: Yes
SCHOOL DIST: Coldwater
POSSESSION: By agreement
INSULATION:
ATTIC: Blown
WALLS: Blown
SEWAGE: Village
WATER: Village
CISTERN: None
ANTENNA: No
CABLE: Yes - Hometown
DISH: No
WATER HEATERAGE: Gas / 5 yrs.
WATER SOFTENER/AGE/OWNED: Village
DISHWASHER: None
ROOF TYPE.AGE: Asphalt – 15 years
WINDOWS: Some replaced but older
STORMS: Some

SCREENS: Yes
GARBAGE DISP: Yes
CENTRAL VAC: None
UTILITY INFORMATION

GAS CO: Dominion
MO.AVG/LEVEL BILLING:
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING:
OTHER:
EXTERIOR: Alum.
INTERIOR: Plaster
PROPERTY LINES:
NORTH:
SOUTH: alley
EAST: fence
WEST: bushes (alley)
OTHER:
TO STAY: Range, washer, dryer (older), all
window coverings and everything fast and
secured.

SELLER RESERVES: Refrigerator

NEGOTIABLE: None

NEIGHBORS: East: Ms. Meyers

MEASUREMENTS:

Kitchen/Dining: 9' x 14' / 9' x 24' includes area
with washer and dryer
Living Room: 11' x 21'6 less offset
Family Room: 11' x 13'
Master Bedroom: 11'3 x 9'6
Up Bedroom: 11'3 x 9'6
Up Bedroom: 6'6 x 13'6
Up Loft Area: 9' x 11'

NOTES:

Hurry and take advantage of the Federal Tax
Credit!

**INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!**