



131 E. Main St.
St. Henry, Ohio 45883
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PRICE: \$126,000 **Number:** 125
OWNER: Brian and Brenda Goewert
PROPERTY ADDRESS: 242 Circle Dr.,
St. Henry, Ohio

LEGAL DESC: Being Lot No. 16 of The
Schockman Addition, Village of St. Henry,
County of Mercer, State of Ohio

PARCEL NO. 23-059800.0000
ANNUAL TAX: \$1,520.24
ASSESSMENT: None Known
BEDROOMS: 3
BATHS: 1 plus shower in the basement
LOT SIZE: 85' x 123'
EST. SQ. FT.: 1,250
AGE OF HOME: 1961
HEAT/AGE/INST.: Gas Forced Air (2002)
CENTRAL AIR/AGE/INST.: Yes (2002)
PLUMBER: Francks
BUILDER: Unknown
ELECTRICIAN:
AMP ELEC. SERVICE: 200
GARAGE: 1 car attached
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Garage
OPENER: Yes
BASEMENT/FINISHED: Yes
BASEMENT CONTRACTOR: Unknown
SUMP PUMP: Yes
SCHOOL DIST: St. Henry
POSSESSION: By agreement
INSULATION:
 ATTIC: Blown added some in 2002
 WALLS: Blown
SEWAGE: Village
WATER: Village
CISTERN: Yes (1/2 of garage, not in use)
ANTENNA: Yes (cable available)
CABLE: Yes
DISH: -----
WATER HEATER AGE: Gas (2006)
WATER SOFTENER/AGE/OWNED: Yes
Central Soft Water (2000)
DISHWASHER: No
ROOF TYPE.AGE: Asphalt, (2002)
WINDOWS: Replacement
STORMS: No

SCREENS: Yes
GARBAGE DISP: None
CENTRAL VAC: None
UTILITY INFORMATION
 GAS CO: Dominion
 MO.AVG/LEVEL BILLING: \$75/mo. Avg.
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING: \$100/mo. Avg.
OTHER:
EXTERIOR: Vinyl (1995)
INTERIOR: Plaster
PROPERTY LINES:
 NORTH: Street
 SOUTH: Behind cloths line post
 EAST: 1/2 way between homes
 WEST: 1/2 way between homes
 OTHER:
 TO STAY: All window coverings (except as
stated) range (original), microwave (2001)
computer desk in the basement and everything
fast and secured.

SELLER RESERVES: West bedroom and
Master Bedroom

NEGOTIABLE: Refrigerator (1998) surround
system in the basement

NEIGHBORS:
East: Ken and Deb Puthoff
West: Bill and Diane Gels

MEASUREMENTS:
Kitchen/Dining: 9' x 10'6
Dining: 10'6 x 11'2
Living Room: 14 x 20'
Master Bedroom: 12'7 x 14'
Bedroom: 10'8 x 14'
Bedroom: 10'6 x 11'

NOTES:
HURRY AND TAKE ADVANTAGE OF THE
\$8,000 FEDERAL TAX CREDIT.

INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!