



131 E. Main St.
St. Henry, Ohio 45883
Ph. (419) 678-4384
FAX (419) 678-8648

Email: randy@randyevers.com
web site: randyevers.com



PRICE: \$55,000.00 REDUCED Number: 134
OWNER: May Hemmelgarn
PROPERTY ADDRESS: 141 N. Walnut St.
St. Henry, Ohio

LEGAL DESC: Being Part Lot 51 of the Old
Plat to the Village of St. Henry, County of
Mercer, State of Ohio

PARCEL NO. 23-026800.0000
ANNUAL TAX: \$868.98
ASSESSMENT: None Known
BEDROOMS: 2
BATHS: 1
LOT SIZE: 50' x 90'
EST. SQ. FT.: 968
AGE OF HOME: 1951
HEAT/AGE/INST.: Fuel Oil, 1/08/CW service
CENTRAL AIR/AGE/INST.: No
PLUMBER: Lefeld
BUILDER: -----
ELECTRICIAN: -----
AMP ELEC. SERVICE:
GARAGE: None
ATTIC ABOVE GARAGE: N/A
ATTIC ACCESS IN HOME: -----
OPENER: -----
BASEMENT/FINISHED: Yes
BASEMENT CONTRACTOR: -----
SUMP PUMP: 3/2009
SCHOOL DIST: St. Henry
POSSESSION: Closing
INSULATION:
ATTIC: None Added
WALLS:
SEWAGE: City
WATER: City
CISTERN: None
ANTENNA: Yes
CABLE: Yes
DISH: -----
WATER HEATERAGE: Electric – 2007-2008
WATER SOFTENER/AGE/OWNED: Yes
DISHWASHER: No
ROOF TYPE.AGE: Asphalt/6/2008 (35 yr.)
WINDOWS: Wood
STORMS: Yes

SCREENS: Yes
GARBAGE DISP: 9/2009
CENTRAL VAC: None
UTILITY INFORMATION
GAS CO: Fuel Oil
MO.AVG/LEVEL BILLING: \$500/yr. CW
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING: \$35/mo. Avg.
OTHER:
EXTERIOR: Vinyl
INTERIOR: Plaster
PROPERTY LINES:
NORTH: Edge of Steps
SOUTH: 1' South of Bushes
EAST: building belongs to the neighbor
WEST: street
OTHER:
TO STAY: Shelves in Basement, all window coverings and everything fast and secured.

SELLER RESERVES: Refrigerator

NEGOTIABLE: None

NEIGHBORS: Judy Luttmmer
Steve & Carol Fullenkamp

MEASUREMENTS:
Kitchen/Dining: 10'6 x 16'3
Living Room: 12' x 18'6
N. Bedroom: 10'6 x 12'6
S. Bedroom: 106 x 12'6

NOTES:
North bedroom was used as the utility room,
could move back to the basement if necessary.

INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!

