RANDY EVERS
REAL ESTATE & AUCTION CO., LTD.
131 E. Main St.
St. Henry, Ohio 45883
Ph. (419) 678-4384
FAX (419) 678-8648

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

REALTOR®

EQUAL HOUSING OPPORTUNITY

PRICE: $129,900.00 **Number:** 356
OWNER: Vernon and Donna Huber
PROPERTY ADDRESS: 135 W. Washington St. Osgood, Ohio

LEGAL DESC: Being Lot No. 47 and 48 to the HH Cobles Addition
PARCEL NO. M51-2-312-01-02-01-1120
ANNUAL TAX: $1,460.12**
ASSESSMENT: Mile & Loramie Cr. $2.00
BEDROOMS: 3; Possible 4
BATHS: 2; 1 up & 1 down
LOT SIZE: 132' x 132' (0.40 acre)
EST. SQ. FT.: 1,841
AGE OF HOME: 1967
HEAT/AGE/INST.: Electric Ceiling Cable
CENTRAL AIR/AGE/INST.: None
PLUMBER: N.S. Plumbing
BUILDER: Bohman Construction
ELECTRICIAN: Bender Electric
AMP ELEC. SERVICE: 200
GARAGE: 2 Car Attached; New doors '07
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Yes
OPENER: Yes
BASEMENT/FINISHED: Crawl
BASEMENT CONTRACTOR: ------
SUMP PUMP: ------
SCHOOL DIST: Marion Local
POSSESSION: January, 2010
INSULATION:
ATTIC: Batting & Blown
WALLS: Blown
SEWAGE: Septic Tank
WATER: Shared w/ Jon Stammen $5/mo. and
CISTERN: No shared expenses.
ANTENNA: No
CABLE: Yes
DISH: No
WATER HEATERAGE: 2003
WATER SOFTENER/AGE/OWNED: Owned
DISHWASHER: Yes
ROOF TYPE.AGE: Asphalt; '06 Back of House
WINDOWS: Andersen DH and Garage
STORMS: Yes
SCREENS: Yes
GARBAGE DISP: Yes
CENTRAL VAC: No

UTILITY INFORMATION
GAS CO: Blue Flame for fireplace
MO.AVG/LEVEL BILLING:
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING: $184
OTHER: N/A
EXTERIOR: Vinyl Siding
INTERIOR: Plaster and Paneling
PROPERTY LINES:
NORTH: Street
SOUTH: Alley
EAST: West edge of neighbor's garage
WEST: Utility Pole
OTHER:
TO STAY: Refrigerator, Range, Microwave, Washer & Dryer. All Whirlpool Appliances. All window coverings and everything fast and secured. TV mounted in kitchen. Window AC unit for upstairs, and generator.
SELLER RESERVES: None

NEGOTIABLE: None

NEIGHBORS: East: Jon and Jenny Stammen
West: Apartments

MEASUREMENTS:
Kitchen/Dining: 22' x 17'2
Living Room: 13'5 x 17'6
Family Room (Bedroom): 14.6 x 10'6
SW Master Bedroom: 16'1 x 9'11
NW Bedroom: 15'11 x 12'6
E Bedroom: 12'8 x 10'7

8' x 10' Outbuilding with new roof 2006

NOTES:
* Gas Fireplace in Dining Room
* Attic Fan Upstairs
* Utility Room in Down Bath
* Wall AC mounted in kitchen
* House Deck: 23'6 x 13'
* Garage Deck: 18' x 7'6
* Generator – Coleman Powermate 6250
* Gas Heater in Garage

INFORMATION & MEASUREMENTS ARE NOT WARRANTED!
** of this $399.26 homestead