



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

Email: [randy@randyevers.com](mailto:randy@randyevers.com)  
web site: [randyevers.com](http://randyevers.com)



**PRICE:** \$119,500.00 **Number:** 148  
**OWNER:** Randy & Nancy Kramer  
**PROPERTY ADDRESS:** 272 N. Walnut St., St. Henry, Ohio  
**LEGAL DESC:** Being part Lot #81 of the old plat to the Village of St. Henry, County of Mercer, State of Ohio.  
**PARCEL NO.** 23-044000.0000  
**ANNUAL TAX:** \$1,006.14  
**ANNUAL ASSESSMENT:** None Known  
**BEDROOMS:** 1 Down and 2 Up  
**BATHS:** 1 Down  
**LOT SIZE:** 95' x 116'  
**EST. SQ. FT.:** 1,120  
**AGE OF HOME:** 1950  
**HEAT/AGE/INST.:** Gas Forced Air  
**CENTRAL AIR/AGE/INST.:** Yes/2000  
**PLUMBER:** Lefeld  
**BUILDER:** Unknown  
**ELECTRICIAN:** Unknown  
**AMP ELEC. SERVICE:** 200 Amp.  
**GARAGE:** 2 car attached  
**ATTIC ABOVE GARAGE:** No  
**ATTIC ACCESS IN HOME:** Yes  
**OPENER:** Yes (1)  
**BASEMENT/FINISHED:** Yes/Partially  
**BASEMENT CONTRACTOR:** Unknown  
**SUMP PUMP:** Natural  
**SCHOOL DIST:** St. Henry  
**POSSESSION:** By Agreement  
**INSULATION:** (batt in South bedroom & bath)  
**ATTIC:** Blown  
**WALLS:** Blown (also styrofoam behind siding)  
**SEWAGE:** City  
**WATER:** City  
**CISTERN:** None  
**ANTENNA:** None  
**CABLE:** Yes/ Hometown  
**DISH:** No  
**WATER HEATERAGE:** Gas / 2 years  
**WATER SOFTENER/AGE/OWNED:** Yes  
**DISHWASHER:** None  
**ROOF TYPE.AGE:** Asphalt/2004 or 2005  
**WINDOWS:** Vinyl Replacement 200  
**STORMS:** No  
**SCREENS:** Yes

**GARBAGE DISP:** Yes  
**CENTRAL VAC:** None  
**UTILITY INFORMATION**  
**GAS CO:** Dominion  
**MO.AVG/LEVEL BILLING:** \$85/mo.  
**ELECTRIC CO:** DP&L  
**MO. AVG/LEVEL BILLING:** \$100/mo.  
**OTHER:** N/A  
**EXTERIOR:** Vinyl Siding/2004  
**INTERIOR:** Plaster  
**PROPERTY LINES:**  
**NORTH:** to electric pole  
**SOUTH:** 15' south of tree  
**EAST:** to street  
**WEST:** to bushes  
**OTHER:** N/A  
**TO STAY:** All window coverings and everything fast and secured.  
**SELLER RESERVES:** Personal Property  
**NEGOTIABLE:** Refrigerator, range - old  
**NEIGHBORS:** North: Ruth Sutter  
South: Joe & Megan Heitbrink  
**MEASUREMENTS:**  
**Kitchen/Dining:** 13' x 21' (less the steps)  
**Living Room:** 13'5 x 17'4  
**Master Bedroom:** 12'4 x 13'2  
**Bath with Jacuzzi tub and separate shower**  
9'6 x 11'3 (less utility closet)  
**N Bedroom Up:** 14' x 15'6 with large closet  
**S Bedroom Up:** 9'3 x 11'8  
**NOTES:**  
**INFORMATION & MEASUREMENTS ARE NOT WARRANTED!**