

**ALL FIELDS DETAIL**



<b>MLS #</b>	115855	<b>Bedrooms</b>	2
<b>Status</b>	Active	<b>Full Baths</b>	1
<b>Type</b>	Single Family	<b>Half Baths</b>	0
<b>Address</b>	115 RUTHERFORD	<b>Garage</b>	One/Half
<b>City</b>	FINDLAY	<b>Garage Type</b>	Detached
<b>State</b>	OH	<b>Age</b>	51+ Years
<b>Zip</b>	45840	<b>Square Feet</b>	1001 - 1500
<b>Area</b>	1A NE FINDLAY	<b>County</b>	Hancock
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$96,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent</b>	Lauren L Heldman - CELL: (419) 348-9065	<b>Listing Office 1</b>	Re/Max Realty/Findlay - Main: (419) 423-8004
<b>Comp - BA (\$/%)</b>	3	<b>Year Built</b>	1954
<b>SQFT - Total</b>	1015	<b>SQFT - How Measured</b>	PCHR
<b>Lot Size</b>	60' X 168'	<b>Listing Date</b>	11/19/2009
<b>Expiration Date</b>	5/31/2010	<b>Legal</b>	EDE GEORGE ADD LOT 4 EX S6990
<b>Parcel</b>	570000206820	<b>Bath - Upper</b>	0
<b>Bath - Main</b>	1	<b>Bath - Lower</b>	0
<b>Living Rm Size</b>	14' X 17'	<b>Living Rm Level</b>	M
<b>Dining Rm Size</b>	9' X 9'	<b>Dining Rm Level</b>	M
<b>Kitchen Size</b>	11' X 12'	<b>Kitchen Level</b>	M
<b>Bedroom 1 Size</b>	11' X 14'	<b>Bedroom 1 Level</b>	M
<b>Bedroom 2 Size</b>	10' X 11'	<b>Bedroom 2 Level</b>	M
<b>Utility Rm Size</b>	9' X 10'	<b>Utility Rm Level</b>	M
<b>Flood</b>	X	<b>Heat Budget</b>	\$100*
<b>Zoning</b>	A	<b>Lockbox (Y/N/C)</b>	Y
<b>Update Date</b>	11/23/2009	<b>Status Date</b>	11/20/2009
<b>HotSheet Date</b>	11/20/2009	<b>Price Date</b>	11/20/2009
<b>Input Date</b>	11/20/2009 12:49:00 PM	<b>Associated Document Count</b>	1
<b>Original Price</b>	\$96,900	<b>Days On Market</b>	11
<b>Price/SFTot</b>	\$95.47		

**FEATURES**

<b>STYLE</b> 1 Story (Ranch)	<b>INSULATION</b> Attic Walls Other	<b>EXTRAS</b> Porch Patio Fencing	<b>SEWER</b> Public
<b>CONSTRUCTION</b> Vinyl	<b>HEAT TYPE</b> Gas Forced Air	<b>APPLIANCES</b> Refrigerator Range/Oven Garbage Disposal Microwave	<b>FIREPLACE</b> Woodburning In Living Room
<b>ROOF</b> Asphalt Shingle	<b>COOLING TYPE</b> Central Air	<b>WATER</b> Public	<b>POSSESSION</b> Immediate
<b>FOUNDATION</b> Block			<b>SHOWING INSTRUCTIONS</b> Call Agent
<b>BASEMENT</b> Crawl Space			<b>SCHOOLS</b> Findlay

**FINANCIAL**

**Half Yr Tax** \$446.04

**REMARKS**

LOTS OF NICE UPDATING: VINYL SIDING, VINYL CLAD WINDOWS, ASPHALT SHINGLE ROOF ON HOUSE AND GARAGE, FURNACE/CENTRAL AIR, HOT WATER HEATER, INTERIOR PAINTING, NEW LIGHT FIXTURES, INSULATED CRAWL SPACE, AND NEW BATH. ALL HOME IMPROVEMENTS SINCE 1998. ICE HARDWOOD FLOORS PLUS FENCED IN YARD. \*HEAT AVERAGE WAS PRIOR TO INSULATING CRAWL SPACE.

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