

ALL FIELDS DETAIL



MLS #	109197	Bedrooms	4
Status	Active	Full Baths	1
Type	Single Family	Half Baths	0
Address	806 S BLANCHARD ST	Garage	One
City	FINDLAY	Garage Type	Detached
State	OH	Age	51+ Years
Zip	45840	Square Feet	2001 - 2500
Area	1B SE FINDLAY	County	Hancock
Class	RESIDENTIAL		
Asking Price	\$95,000		
Sale/Rent	For Sale		
IDX Include	Yes		

Virtual Tour

GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent	Lauren L Heldman - CELL: (419) 348-9065	Listing Office 1	Re/Max Realty/Findlay - Main: (419) 423-8004
Comp - BA (\$/%)	3	Year Built	1923
SQFT - Total	2046	SQFT - How Measured	BY MEASUREMENT
Lot Size	50X305	Listing Date	6/19/2007
Expiration Date	12/31/2009	Legal	GIST MORRISON OL LOT 7 S 50 FT
Parcel	57 215720	Bath - Upper	0
Bath - Main	1	Bath - Lower	0
Living Rm Size	14X18	Living Rm Level	M
Dining Rm Size	15X12	Dining Rm Level	M
Kitchen Size	9X14	Kitchen Level	M
Bedroom 1 Size	15X12	Bedroom 1 Level	M
Bedroom 2 Size	14X11	Bedroom 2 Level	U
Bedroom 3 Size	10X11	Bedroom 3 Level	U
Bedroom 4 Size	13X18	Bedroom 4 Level	U
Utility Rm Size	9X7	Utility Rm Level	M
Other Rm 1 Size	13X8	Other Rm 1 Level	U
Other Rm 1 Description	SEWING RM	Other Rm 2 Size	10X18
Other Rm 2 Level	M	Other Rm 2 Description	SCREEN POR
Other Rm 3 Size	8X21	Other Rm 3 Level	M
Other Rm 3 Description	F PORCH	Flood	AE
Heat Budget	122.	Zoning	B-1
Lockbox (Y/N/C)	Y	Update Date	8/3/2009
Status Date	6/5/2008	HotSheet Date	8/3/2009
Price Date	8/3/2009	Input Date	6/21/2007 2:45:00 PM
Associated Document Count	1	Original Price	\$95,000
Days On Market	833	Price/SFTot	\$46.43

FEATURES

STYLE 1 1/2 Story	INSULATION Full	APPLIANCES Electric Range Garbage Disposal Microwave	FIREPLACE None
CONSTRUCTION Vinyl	HEAT TYPE Gas Forced Air	WATER Public	POSSESSION Other
ROOF Asphalt Shingle	COOLING TYPE Window Unit	SEWER Public	SHOWING INSTRUCTIONS Call Agent
FOUNDATION Block	EXTRAS Porch Patio Outbuildings		SCHOOLS Findlay

FINANCIAL

Half Yr Tax	421.72
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REMARKS

THIS HOME WAS WELL CARED FOR OVER THE YEARS. THIS HOME IS A PLACE TO CALL HOME. ENJOY YOUR SUMMER EVENINGS SITTING ON THE FRONT PORCH. OR ADMIRE THE BUILT-IN MAHOGANY HUTCH SITUATED IN THE DINING ROOM. THE FIFTH BEDROOM OF THIS PROPERTY IS CURRENTLY BEING USED AS A SEWING ROOM, THAT COULD POTENTIALLY LEND IT SELF FOR RENOVATING INTO AN ADDITIONAL BATHROOM IF NEEDED. ANOTHER GREAT FEATURE OF THIS PROPERTY IS THE ENCLOSED BACK PORCH. SUMMER OF '09 NEW ROOF PLUS GUTTERS AND DOWNSPOUTS. THIS HOME IS SUBJECT TO THE SELLER FINDING SUITABLE HOUSING. FOR MORE INFORMATION , CONTACT LAUREN AT 419-348-9065 OR VISIT www.findlayhome.com FOR A VIRTUAL TOUR OF THIS PROPERTY.

DISCLAIMER

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