

**ALL FIELDS DETAIL**



<b>MLS #</b>	114362	<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>	821 FRANKLIN ST	<b>Garage</b>	One/Half
<b>City</b>	FINDLAY	<b>Garage Type</b>	Attached
<b>State</b>	OH	<b>Age</b>	51+ Years
<b>Zip</b>	45840	<b>Square Feet</b>	1001 - 1500
<b>Area</b>	1 NW FINDLAY	<b>County</b>	Hancock
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$115,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

Virtual Tour

**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>	1960
<b>SQFT - Total</b>	1284	<b>SQFT - How Measured</b>	PCHR
<b>Lot Size</b>	50X100	<b>Listing Date</b>	4/29/2009
<b>Expiration Date</b>	10/30/2009	<b>Legal</b>	KARG & KOB ADD LOT 4739
<b>Parcel</b>	58 000024376	<b>Bath - Upper</b>	0
<b>Bath - Main</b>	1	<b>Bath - Lower</b>	0
<b>Living Rm Size</b>	16X22	<b>Living Rm Level</b>	M
<b>Kitchen Size</b>	14X17	<b>Kitchen Level</b>	M
<b>Bedroom 1 Size</b>	12X14	<b>Bedroom 1 Level</b>	M
<b>Bedroom 2 Size</b>	11X15	<b>Bedroom 2 Level</b>	M
<b>Flood</b>	X	<b>Zoning</b>	C
<b>Lockbox (Y/N/C)</b>	Y	<b>Update Date</b>	6/24/2009
<b>Status Date</b>	5/5/2009	<b>HotSheet Date</b>	5/5/2009
<b>Price Date</b>	5/5/2009	<b>Input Date</b>	5/5/2009 3:21:00 PM
<b>Associated Document Count</b>	1	<b>Original Price</b>	\$115,900
<b>Days On Market</b>	153	<b>Price/SFTot</b>	\$90.26

**FEATURES**

<b>STYLE</b> 1 Story (Ranch)	<b>BASEMENT</b> Crawl Space	<b>EXTRAS</b> Patio	<b>WATER</b> Public
<b>CONSTRUCTION</b> Brick	<b>INSULATION</b> Unknown	Fencing	<b>SEWER</b> Public
<b>ROOF</b> Asphalt Shingle	<b>HEAT TYPE</b> Gas Forced Air	<b>APPLIANCES</b> Electric Range	<b>POSSESSION</b> Immediate
<b>FOUNDATION</b> Block		Microwave	
		Dryer	

**FINANCIAL**

<b>Half Yr Tax</b>	644.95	<b>Financing Remarks</b>	VA,FHA,CASH
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**REMARKS**

ACROSS THE STREET FROM THE UNIVERSITY OF FINDLAY. SUPER LOCATION. UPDATES INCLUDES FLOORING, NEW ROOF 2008. HARDWOOD FLOORS IN BEDROOMS. WONDERFUL STORAGE THROUGH-OUT. NOTE: 1/2 BATH IN GARAGE.

**DISCLAIMER**

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