

**MLS #:** 40052      **Status:** TEMPORARY ACTIVE      **Class:** RESIDENTIAL      **Style:** Manufactured      **Contract:** No      **Asking Price:** \$59,900  
**Type:** Residential      **Address:** 147 W South St      **City:** PARKER CITY      **Zip:** 47368      **County:** Randolph      **Area:** Monroe Township  
**Township:** MONROE      **Subdivision:** None      **Year Built:** 1995      **Foundation Type:** Slab      **Garage Type:** None  
**Rooms:** 8      **Bedrooms:** 3      **Full Baths:** 2      **Half Baths:** 0      **Outbuilding Type:** Utility Building      **Office:** Reed Realty - MAIN: (765) 468-8463  
**Agent:** Andrew Wagner - Home: (765) 748-4509      **Co-Agent:**



**Agent Hit Count:**  
 35  
**Client Hit Count:**  
 13  
**Virtual Tour:**

<b>Original Price:</b> \$59,900	<b>DOM:</b> 49	<b>Family Room Size:</b>	<b>Family Room Level:</b>
<b>Commission: SO:</b> 3.0	<b>Variable:</b> No	<b>Kitchen Size:</b>	<b>Kitchen Level:</b>
<b>Photo/Video (Y/N):</b> Yes	<b>Listing Date:</b> 11/7/2009	<b>Dining Room Size:</b>	<b>Dining Room Level:</b>
<b>Entry:</b> Combination	<b>Location:</b> Front Door	<b>Den/Study Size:</b>	<b>Den/Study Level:</b>
<b>Legal:</b> E END N N PT SE 17-20-12 .55A		<b>Bedroom 1 Size:</b>	<b>Bedroom 1 Level:</b>
<b>Lot Frontage:</b>	<b>Lot Depth:</b>	<b>Bedroom 2 Size:</b>	<b>Bedroom 2 Level:</b>
<b># of Acres /-:</b> 0.55	<b>Irregular (Y/N):</b> Yes	<b>Bedroom 3 Size:</b>	<b>Bedroom 3 Level:</b>
<b>Total SQFT /-:</b> 1400	<b>Main Level SQFT:</b> 1400	<b>Bedroom 4 Size:</b>	<b>Bedroom 4 Level:</b>
<b>Upper Level 1 SQFT:</b>	<b>Upper Level 2 SQFT:</b>	<b>Bedroom 5 Size:</b>	<b>Bedroom 5 Level:</b>
<b>Lower Level SQFT:</b>	<b>Source:</b> Realtor	<b>Bath 1 Size:</b>	<b>Bath 1 Level:</b>
<b>Basement SQFT /-:</b> 0	<b>Walkout (Y/N):</b> No	<b>Bath 2 Size:</b>	<b>Bath 2 Level:</b>
<b>Basement Finished SQFT:</b>	<b>Basement Unfinish. SQFT:</b>	<b>Utility Room Size:</b>	<b>Utility Room Level:</b>
<b>Elem:</b> MONROE CENTRAL	<b>Middle:</b> MONROE CENTRAL	<b>Other Room 1 Size:</b>	<b>Other Room 1 Level:</b>
<b>High:</b> MONROE CENTRAL		<b>Other Room 2 Size:</b>	<b>Other Room 2 Level:</b>
<b>Living Room Size:</b>	<b>Living Room Level:</b>	<b>Other Room 3 Size:</b>	<b>Other Room 3 Level:</b>
<b>Great Room Size:</b>	<b>Great Room Level:</b>	<b>Outbuilding 1 Size:</b>	<b>Outbuilding 2 Size:</b>

**FEATURES** ShowInstr: CALL TO SCHEDULE AN APPOINTMENT

<b>Exterior:</b> Vinyl	<b>Patio/Deck/Porch:</b> Deck	<b>Water:</b> City
<b>Roofing:</b> Shingle	<b>Pool:</b> None	<b>Sewer:</b> City
<b>Windows:</b> Aluminum, Thermo-Pane	<b>2ndOutbuildings:</b> None	<b>Possession:</b> Day of Final Closing
<b>WindowTreatments:</b> Yes	<b>Topography/Amenities:</b> Level	<b>Show Instructions:</b> Call for Appointment
<b>2ndGarageType:</b> None	<b>Heat Type:</b> Forced Air	<b>Docs on File:</b> Agency, Sellers Disclosure
<b>Driveway:</b> Gravel	<b>Heat Fuel:</b> Gas-Natural	<b>Docs Online:</b> Agency, Sellers Disclosure
<b>Fireplace:</b> Wood Burning	<b>Air Conditioning:</b> Central Air	<b>Common Amenities:</b> None
<b>Fence:</b> None	<b>Water Heater:</b> Gas-Natural	<b>Flood Plain:</b> No
<b>Appl. Included:</b> Dishwasher, Range-Gas	<b>Media (TV):</b> None	<b>Internet:</b>
	<b>Utility Companies:</b> VEC, AEP, PAR	
	<b>Reserved:</b>	

**FINANCIAL INFORMATION**

<b>Tax ID #:</b> 68-07-17-401-002.000-00	<b>Land Value:</b> 11200.00	<b>Water Expense/Month:</b>	<b>Electric Expense/Month:</b>
<b>Est. Annual Tax:</b> 394.42	<b>Improve. Value:</b> 4500.00	<b>Sewage Expense/Month:</b>	<b>Gas Expense/Month:</b>
<b>Exemptions:</b> None	<b>Ditch Fee:</b> <b>BRC Fee:</b>	<b>Gas Available (Y/N):</b>	<b>Seller Assisted (Y/N):</b> No
	<b>List \$/SqFt:</b> \$42.79	<b>Assoc. Dues:</b>	<b>Assoc. Dues/Per:</b>
<b>Oth Exp:</b> <b>/Per:</b>	<b>Assumption (Y/N):</b> No	<b>Auction (Y/N):</b> No	<b>Auction Date:</b>
<b>Directions:</b> E on SR 32 to Parker City, S on Main to end of town, W on South St to sigh			

**REMARKS** Don't miss your chance to see this home on a large lot with lots of trees, located on the edge of a quiet little town. The kitchen opens to the family room giving this home a large feel. The utility building at the rear of the property offers great storage and other options. Monroe Central School District.

**ADDENDUM**

<b>Selling Agent:</b>	<b>Closing Date:</b>	<b>Sold\$:</b>	<b>Concessions:</b>
<b>Selling Office:</b>	<b>How Sold:</b>	<b>Sold\$/SqFt:</b>	<b>Buyer Points:</b> <b>Interest Rate:</b>
<b>Repair Allowance:</b>	<b>Sale Type</b> Private Seller		

This information is deemed reliable, but not guaranteed. All room sizes are approximate. Property taxes need to be verified. Confirm school district(s) with school corporation officials due to re-districting.