

43475**212 W HOWARD**

City **PARKER CITY**
 County **Randolph**
 HS **MONROE CENTRAL**
 Elem **MONROE CENTRAL**
 Subdiv **None**
 Area **Monroe Township (6805)**

Status **ACTIVE**

Sold Price
 Asking Price **\$69,900**
 Original Price **\$69,900**
 Closing Date
 Listing Date **10/7/2010**
 Contract Date
 Off Mrkt Date
 DOM **40**
 How Sold
 Concessions

Parcel **68-07-17-002-141.000...** Taxes/Yr **1163.18**
 Land **12900.00** Imprv **46800.00**
 Legal **Orig Plat 44x66 ct pt L1 blk**
 Storm Ditch BRC

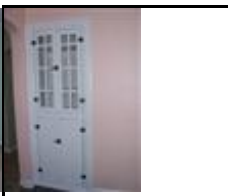
REO? **Private ...**
 Sold \$/sf
 List \$/sf **\$65.33**
 Buyer Pts

Directions **Hwy 32 E to Parker City, South on Main to Howard, right to 212 W Howard**

Listing Agent **Pamela J. Edwards - Home: (765) 468-8445** Selling Agent
Reed Realty - MAIN: (765) 468-8463

DWELLING INFORMATION		Total Rooms	5	Bedrooms	2	Full Baths	1	Half Baths	0	
Year Built	1945	Foundation	Basement/Crawl Space		Room	Lvl	Size	Room	Lvl	Size
Style	1 Story	Basement	535		Living Rm	1	20.1x13.4	Bedrm #1	1	12.0x9.7
GLA	1070 Tax Records	Fnshd	0		Kitchen	1	10.1x11.5	Bedrm #2	1	9.8x11.5
Lower Lvl		Unfnshd	535		Dining Rm	1	13.1x14.6	Bedrm #3		
Upper Lvl		Walkout	No		Family Rm			Bedrm #4		
Exterior	Wood				Great Rm			Bedrm #5		
Roof	Shingle, Metal				Den			Bathrm #1	1	5.1x7.7
Windows	Casement, Double-Hung, Repla...				Other #1	1	6.11x5.1	Bathrm #2		
					Other #2			Utility Rm		
					Other #3					

INTERIOR AMENITIES	EXTERIOR AMENITIES	GARAGE/OUTBUILDINGS
Heating Forced Air	P/D/P Covered, Patio, Porch	Garages 1-Car Detached
Fuel Gas-Natural		1-Car Detached
Air Cond Window Unit(s)	Fence Partial, Privacy	Driveway Asphalt
Fireplace Living Room, Wood Burning	Pool None	Outbldgs None
Appl Incl Washer/Dryer Hookup, Range Hood Fan	Common None	None
	Dues _____ per	

**SITE INFORMATION**

Lot Size **88.00** x **132.00**
 Acres **0.27**
 Terrain **Level**
 Flood Zn **No**
 Water **City** Sewer **City**
 Utilities **Vectran, AEP/I&M**



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.

REMARKS & ADDENDUM

Cozy, well maintained 2 bedroom home. All replacement windows, newer interior paint and floor coverings, Brick woodburning fireplace in Livingroom. W/D hookup upstairs and also in basement. Nice covered front porch and back patio, 2 one-car detached garages. 3 window air conditioners (1 one yr. old, 2 purchased this summer.

11/16/2010

Sump pump in basement has battery back up. 2nd legal (Orig Plat 44x66 Ct Pt L2 Blk 12)

