

Sold 08/08/17 Accept Backup Offers, **CD** 08/28/17
S1544498p+ E34HI **244 W Walnut St**
 TaxDist/Muni Hillsboro **Cnty Highland**
Subd **Twp Liberty**

DOM 36/36 **SO** CHAB01 **CASH** **S/L%** 87.61 **SP\$** 70,000
Unit# **Subu** Highland Co. **LP\$** 79,900
State OH **Zip** 45133 **OP\$** 79,900

Single Family **Rooms** 8 **Bedrms** 3 **Baths** 1-1

Family Rm Yes **BedRm Lev1** Yes
Formal Din Yes **BthRm Lev1** Yes Partial
Type **Bsmt** Partial
Levels Two **Garage** None
Arch Traditional **Parking** On Street
Const Stucco **Firepl** 1 Inoperable,Brick
Found Stone **Gas** Natural
Roof Shingle **Water** Public
Windows Wood **Sewer** Public
Heating Gas,Forced Air **Zoning**
Cooling None **Sa-Tax** 514.64
Year Built 1917 **Realist2 Census Tract** 9,548.00
New No Completed **Asmnt** of record
Lot 89x121 **Occupy** Negotiable
Acreeage 0.4000 **Transp**



From center of Hillsboro take S. High St., 1 block, right on West Walnut to 244 W. Walnut on right.

Cross Street Elm Street

Open House

Date **Time**
TaxID 254300121500 **Other**

Bldg Floor# **HOA Fee** No
HOA Amt\$ Other
Mgt Comp
Mgt Phn **Available for Lease** No
Auction No **Access/Disability Features**
Spec Fin No **Energy/Green Features**
Realist2 SqFt TotFin 3,138 **AbvGrd** 3,138 **Bsmt** 920 **Lot** 17,642

Marketing Remarks and Agent Remarks

Very large home with lots of potential. Three bedroom, 1.5 bath home with formal dining room, family room, hardwood floors, winding staircase, chandeliers. 9'+ ceilings, French doors. This could be a beautiful home when finished. Large covered front porch. Sits on a large lot with room in front and back with mature shade trees.

(Agent) Air conditioning could be added to existing furnace. Dogs are friendly, latch gate at bottom when entering and leaving.

Dim	Lev	Features
Entry 12 X 17	1	Wood Floor
Living/Great 18 X 36	1	Wood Floor
Dining 15 X 17	1	Wood Floor
Kitchen 12 X 15	1	Vinyl Floor,Eat-In
BreakfstRm		
FamRm 17 X 16	1	Wood Floor,French Doors
Study		
MasterBd 12 X 15	1	Wood Floor,Walk-in Closet
BedRm2 15 X 18	2	
BedRm3 15 X 18	2	
BedRm4		
BedRm5		
Bath #1 Full	2	Tub w/Shower
Bath #2 Partial	1	
Bath #3		
Bath #4		
LaundryRm		
RecRm		
Flex Rooms		
Appliances		
Misc Cable,220 Volt		
Inside 9Ft + Ceiling,French Doors		
Outside Patio,Porch		

Realist2 Tax Information for Tax ID# 25-43-001-215.00	
244 W WALNUT ST	
Owner Name	CHILDERS BILLIE W / CHILDERS MARIE E
Legal Descrip	O/L 12 PT 0.396 ACRE
Tax Year	2016
Annual Taxes	1029.28
Land Asmnt	34500
Improved Asmnt	57400
Total Asmnt	91900
% Improved	62.46%
Asmnt Year	2017
Last Sale Date	2017-09-06
Last Sale Price	70100
Document	959-240
Deed Type	JOINT SURVIVO
Total Fin SqFt	3138
Abv Grd SqFt	3138
Bsmt SqFt	920
Lot Area	0.405
Lot Frontage	89
Lot Depth	198
Year Built	1901
Township	HILLSBORO
Census Tract	9548.00

Basement Unfinished

Views City

This Listing is Sold

Call Listing Office Call listing office to schedule showing
LO WILN01 Wilson National LLC 937-393-3440 **FAX** 937-393-3442 **ER** **Lmtd Srvc** No
LAgt 215412 Brandon J Wilson 937-393-3440 **brandonwilson@wilnat.com** **Coop Comm** 3%
Co-LO **Internet Y** **Agt Hits** 198 **Pub Hits** 33
Co-LAgt **Property Owner** Consumer
List Date 07/03/17 **Exp Date** 01/03/18 **Est Close Date** 08/22/17
SO CHAB01 Chambers-Fite Realty 937-393-1948 **Seller Pd Clo Costs** No **Short Sale** No
Selling A 211008 Rene Vance 937-205-6513 **\$ Amount or %** **3rd Party Approval Req** No

