



131 E. Main St.  
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**PRICE:** \$127,000.00    **Number:** 359  
**OWNER:** Lee & Denise Hemmelgarn  
**PROPERTY ADDRESS:** 47 Main St., Osgood  
**LEGAL DESC:** Village of Osgood, Ohio  
**PARCEL NO.** M51-2-411-07-04-01-10300  
**ANNUAL TAX:** \$1,527.36  
**ASSESSMENT:** Mile & Loramie Cr. \$2.00  
**BEDROOMS:** 3  
**BATHS:** 1  
**LOT SIZE:** 146' x 91' (0.305 acre)  
**EST. SQ. FT.:** 1,380  
**AGE OF HOME:** 1950  
**HEAT/AGE/INST.:** Electric Heat Pump and Fuel Oil Hot Water  
**CENTRAL AIR/AGE/INST.:** Yes-7/07- NSP&H  
**PLUMBER:** N.A.  
**BUILDER:** -----  
**ELECTRICIAN:** N.A.  
**AMP ELEC. SERVICE:**  
**GARAGE:** 1.5  
**ATTIC ABOVE GARAGE:** No  
**ATTIC ACCESS IN HOME:** Yes (walk up in kitchen)  
**OPENER:** Yes  
**BASEMENT/FINISHED:** Yes/Partial  
**BASEMENT CONTRACTOR:** -----  
**SUMP PUMP:** Yes (2)  
**SCHOOL DIST:** Marion Local  
**POSSESSION:** By agreement  
**INSULATION:**  
    **ATTIC:** Batting  
    **WALLS:** Batting  
**SEWAGE:** Town Sewage fall 2010  
**WATER:** Well, new pump 2004 (well on neighbors property)  
**CISTERN:** No  
**ANTENNA:**  
**CABLE:** Yes  
**DISH:** No  
**WATER HEATERAGE:** Electric/1993  
**WATER SOFTENER/AGE/OWNED:** Yes/Yes  
**DISHWASHER:** Yes  
**ROOF TYPE.AGE:** Asphalt/2008  
**WINDOWS:** DH new 1998 except N house side  
**STORMS:** Yes – N side of house  
**SCREENS:** Yes  
**GARBAGE DISP:** Yes  
**CENTRAL VAC:** No

**UTILITY INFORMATION**

**GAS CO:** Fuel Oil: Minster Co-op  
**MO.AVG/LEVEL BILLING:** \$250/yr.  
**ELECTRIC CO:** DP&L  
**MO. AVG/LEVEL BILLING:** \$150/mo.  
**OTHER:** N/A  
**EXTERIOR:** Vinyl Siding  
**INTERIOR:** Plaster  
**PROPERTY LINES:**  
    **NORTH:** Street  
    **SOUTH:** Railroad ties  
    **EAST:** Angle cut in sidewalk  
    **WEST:** Utility Pole  
    **OTHER:** N/A  
**TO STAY:** Stove, microwave, swing set, all window coverings and everything fast and secured.  
**SELLER RESERVES:** None

**NEGOTIABLE:** None

**NEIGHBORS:** East: Lavern & Rita Pohl  
    West: Mark & Sharon Bertke

**MEASUREMENTS:**

**Kitchen/Dining:** 14'11 x 14' / 10'6 x 11'  
**Living Room:** 14' x 20'10  
**W Master Bedroom:** 13' x 11'6  
**Middle Bedroom:** 11' x 11'10  
**E Bedroom:** 11' x 10'10  
**Utility Room in basement**

**NOTES:**

- \* Crown moldings in LR & Master Bedroom
  - \* Hardwood floors in all bedrooms & hallway
  - \* New carpet in Living Room – 5/10
  - \* New carpet in basement 2007
  - \* 2006 Sump pump installed outside in the northwest flowerbed.
  - \* Reverse osmosis water filter system 2007
  - \* Basement walls have 8" x 6' high interior reinforced pours.
  - \* Fireplaces up & down are not workable.
- INFORMATION & MEASUREMENTS ARE NOT WARRANTED!**