

Ranch home with Tons of Potential

3 Beds, 2 Baths, 2,676 Sq Ft, 1,248 unfin., 0.37 Acres

Asking: \$155,000



MLS#: 2427125 - Address: 3 Canterbury Dr - Athens, OH 45701



If you are looking for a house with potential, one that requires some work but is also move-in ready and waiting for your finishing touches then you will want to take a look at this one. Situated in a desirable neighborhood with easy access to all amenities, town and Ohio University this ranch home features hard wood floors throughout, newer appliances and HVAC, decent sized rooms and a large deck that provides amazing sunset views. The previously finished walkout basement has been gutted and has a walled-off and plumbed space for a third bathroom. There is plenty of room for a fourth bedroom, man cave, office, game room etc. Come finish what the current seller started!

Listed By: Ryan Stolz -- The Athens Real Estate Co., Ltd.

For more information on this listing contact:



Ryan Stolz

The Athens Real Estate Co., Ltd.

540 W. Union St - Athens, OH 45701

Cell: (740) 447-1407 | Office: (740) 589-4600

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3 Canterbury Dr - Athens, OH 45701 - 3 Beds, 2 Baths, 2,676 Sq. Ft. on 0.37 acres -- \$155,000

MLS #:	2427125	File #:	18
Status:	Active	Status Changed:	06/05/2020
List Price:	\$155,000	Org. List Price:	\$169,000
Listing Type:	For Sale	Style:	1 story + basement, Ranch
Property Type:	Site Built	Zoning:	Residential: R-1
Classification:	Resale Home		
HOA/Month:	-- Includes:		



General Listing Information:

Beds:	3	Sq Ft Total:	2,676	Acres:	0.37
Baths:	2	Sq Ft Main:	1,428	Lot Sq Ft:	15,246
Full Baths:	2	Sq Ft Level 2:		Lot Dim:	
1/2 Baths:		Sq Ft Lower:	1,248	Frontage:	
1/4 Baths:		Sq Ft Other:		Depth:	
# Garage:	1 Attached	Sq Ft Unfinished:	1,248	Yr Built:	1962
# Carport:		Sq Ft Source:	County Records	Yr Remodeled:	
Mstr Bdrm Level:	Main	Bsmt Type:	Full Basement, Walkout Basement		
Floorplan & Room Dimensions:		Total Rooms:	5		

Location Information:

Address:	3 Canterbury Dr - Athens, OH 45701	School District:	Athens CSD
County:	Athens	Subdivision:	
Section:		Township:	Athens
Taxes/Yr.:	\$2,585.64	Tax ID#:	A029100001900
GPS:	N39° 18.53' W82° 5.768' -- Lat: 39.30882870, Lng: -82.09613700		
Directions:			

Construction Information:

Construction:	Brick, Siding-Vinyl	Roof Type:	Asphalt Shingle	Foundation:	Concrete Block
Heating:	Forced Air-Electric, Heat Pump-Electric				
Cooling:	Central Air HP				

Comments/Remarks: Ranch home with Tons of Potential

Public Descr.: If you are looking for a house with potential, one that requires some work but is also move-in ready and waiting for your finishing touches then you will want to take a look at this one. Situated in a desirable neighborhood with easy access to all amenities, town and Ohio University this ranch home features hard wood floors throughout, newer appliances and HVAC, decent sized rooms and a large deck that provides amazing sunset views. The previously finished walkout basement has been gutted and has a walled-off and plumbed space for a third bathroom. There is plenty of room for a fourth bedroom, man cave, office, game room etc. Come finish what the current seller started!

Utilities Services:

- Contact Utility Company
- Sewer: Municipal
- Garbage Collection
- TV-Cable
- Internet-Cable
- Water: City/Public
- Natural Gas
- Power: AEP

Features Property, Features Interior, Appliances:

- Deck(s)
- Countertops- Laminate
- Windows- Double Pane
- Dryer
- Washer
- Gutters & Downspouts
- Fireplace- Wood
- Oven/Range- Gas
- Water Heater- Nat. Gas
- Flooring- Vinyl
- Range Hood
- Flooring- Wood
- Refrigerator
- Sump Pump
- W/D Hookups

Listed By: Ryan Stolz - The Athens Real Estate Co., Ltd.

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



The Athens Real Estate Co., Ltd.
 540 West Union Street
 Athens, OH 45701

Office: (740) 589-4600
 Fax: (800) 878-7700
www.myathenshouse.com



STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials RCS Date 6/4/20
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



2013

STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 3 Canterbury Drive; Athens, Ohio 45701

Owners Name(s): Rachael C Burns

Date: 6/4/2020, 20

Owner [] is [] is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date: October 2019

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? Yes No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Private Sewer, Septic Tank, Leach Field, Aeration Tank, Filtration Bed, Unknown, Other

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? Yes No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): We replaced clay tile pipe w PVC pipe

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? Yes No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No If "Yes", please describe and indicate any repairs completed: Not since pipes were replaced

Owner's Initials RCB Date 6/4/2020

Purchaser's Initials Date

Property Address 3 Canterbury Drive; Athens Ohio 45701

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): Foundation on EAST side needs reinforced

Do you know of any previous or current fire or smoke damage to the property? Yes No
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			

5) Other toxic or hazardous substances
If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: N/A

Owner's Initials RCB Date 6/4/2020
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 3 Canterbury Drive; Athens Ohio; 45701

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Yes No Unknown
Is the property located in a designated flood plain? Yes No
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No
If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No
If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No
If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No
If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

Yes	No	Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1) Boundary Agreement Yes No 4) Shared Driveway Yes No
2) Boundary Dispute Yes No 5) Party Walls Yes No
3) Recent Boundary Change Yes No 6) Encroachments From or on Adjacent Property Yes No
If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials RCB Date 6/4/2020
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 3 Canterbury Drive; Athens Ohio 45701

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Rachal C Burns DATE: 6-4-2020
OWNER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____
PURCHASER: _____ DATE: _____

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Property Address 3 Canterbury Dr, Athens, OH 45701
City _____ State OH Zip _____ MLS # _____

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

RCB (a) Presence of lead-based paint and/or lead-based paint hazards (check one below)
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

RCB Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

RCB (b) Records and Reports available to the seller (check one below)
 Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

_____ (c) Purchaser has received copies of all information listed above.

_____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.

_____ (e) Purchaser has (check one below):

- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Sales Associate's Acknowledgment (initial)

DS (f) Sales Associate has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller Kachal C Burns Purchaser _____ Date / /
Seller RCB 6-4-2020 (Date) 6/14/20 Purchaser _____ Date / /
Sales Ass DS dotloop verified
04/07/20 2:46 PM EDT
SXP2-ZHSU-3MIG-VOEK Sales Associate _____ Date / /



RESIDENTIAL PROPERTY RECORD CARD

ATHENS CO., OHIO

Situs : 3 CANTERBURY DR

Map ID: A02-91000019-00

Card: 1 of 1

LUC: 510-R - SINGLE FAMILY DWELL

Tax Year: 2019

Printed: 03/04/20

CURRENT OWNER

STATEN RACHAEL
AKA RACHAEL STEWART
3 CANTERBURY DR
ATHENS OH 45701

CAUV

Field Review Flag:

GENERAL INFORMATION

Routing No.
Class Residential
Living Units 1
Neighborhood 00031000
District
Zoning Athens City
Alternate Id
Tax District

Property Notes

P.P. POOL

Note Codes:



A029100001900 08/15/2018

RUB

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 117 137		0	39,470

Total Acres: .368 Legal Acres: 0.00 NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	13,810	39,470	39,470	0	0
Building	36,860	105,310	105,310	0	0
Total	50,670	144,780	144,780	0	0

Value Flag

Manual Override Reason
Base Date of Value
Effective Date of Value
Owner Occupied Y

Entrance Information

Date	ID	Entry Code	Source
08/15/18	DLA	7-Left Door Hanger	3-Other
11/26/13	RJL	7-Left Door Hanger	3-Other
08/10/06	LAC	7-Left Door Hanger	3-Other
06/06/00	DWO	7-Left Door Hanger	3-Other
06/07/94	SAB	2-Info At Door	1-Owner

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/18/17	125,000	2-Land & Building	0-Qualified	528/1128	FD-Fiduciary Deed	ZWAHLEN LISELOTT
12/17/10		2-Land & Building	4-Related Individuals Or Corporations	459/910	CT-Certificate Of Title	ZWAHLEN HELMUT T & LISELOT

Property Factors

Topo:
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light

4-Rolling

Legal Description

Parcel Tieback:
Range - Township - Section:
Legal Descriptions:
14-09-00 IL 3555 SEC 8 Z27
SEC 8 .350A

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

ATHENS CO., OHIO

Situs : 3 CANTERBURY DR

Parcel Id: A02-91000019-00

LUC: 510-R - SINGLE FAMILY DWELLIN

Card: 1 of 1

Tax Year: 2019

Printed: 03/04/20

Dwelling Information

Story height 1
Exterior Walls 6-Alum/Vinyl
Style 03-Ranch
Year Built 1962
Eff Year Built
Year Remodeled
Kitchen Remod 2-No
Bath Remod 2-No
Basement 3-Part
Heat Type 3-Air Conditioning
Fuel Type 2-Gas
System Type 1-None
Attic
Ply. Condition 1
Int vs Ext 2-Same
Stacks 1
Pre-Fab
Misc
Total Rooms 5
Bedrooms 3
Family Rooms 1
Full Baths 3
Half Baths 0
Addl. Fixtures 2
Total Fixtures 11
Masonry Trim 284
Unfinished Area
Rec Rim Size
FBLA Size
Openings 1
Car Bsmt Gar 0

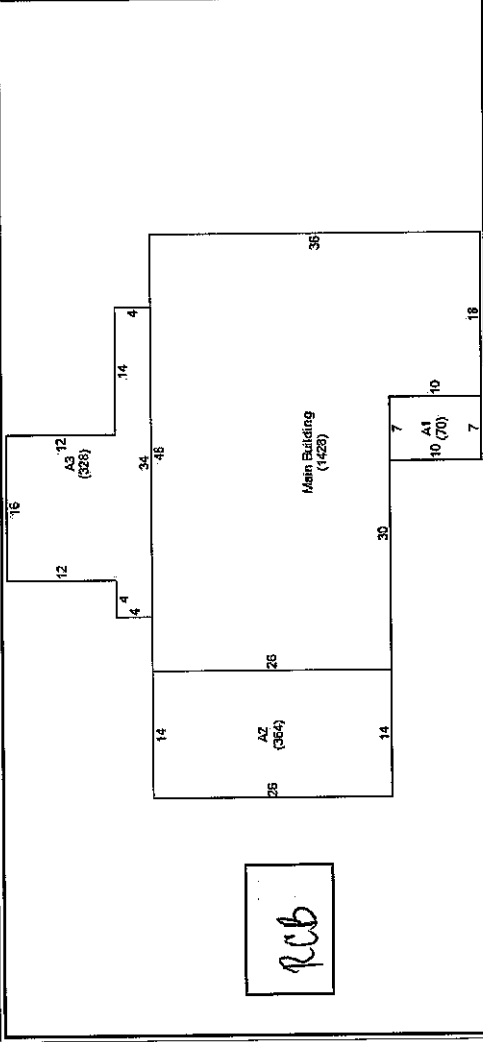
Grade C+
CDU EX-EXCELLENT
Market Adj
% Complete
Cost & Design 0
Qty 0
Functional
Economic
% Good Ovr
NBHD Fact 1

Dwelling Computations

Base Price 121,990
Plumbing 6,000
Basement -7,390
Heating 4,620
Attic 0
Other Features 9,000
Subtotal 150,020
Ground Floor Area 1,428
Total Living Area 1,428
Dwelling Value 105,310
Building Notes

Misc & Gross Building Values

Misc Building No 0
Gross Building:
Misc Adjusted Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,428						2,200
1		11			70						9,100
2		13			364						4,500
3		31			328						

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level
Number
Unit Type
Unit View
Model (MH)
Model Make (MH)

3 Canterbury Dr, Athens, OH 45701



This representation of property lines is meant for general reference only, and no guarantees or warranties as to its accuracy are made by Seller or real estate agent.

Rachael C Burns 6-4-2020

Seller

Date

Buyer

Date

Seller

Date

Buyer

Date