

# Agent Full

 Listing

**Kim Rose**

**Residential**

**10/07/2019 3:44:45 PM**



MLS#: **6046250** St: **Active** LP: **\$0**  
 Area: **052 - SW Wood County** Cat: **SFM**  
 Addr: **13926 Defiance Pike** Zip: **43462**  
 City: **Rudolph** County: **WOOD**  
 Twnshp: **LIBERTY** Plat:  
 Subdiv: **None** Parcel: **I32-410-240000021000** Lot:  
 DOM: **0**

Lot Size: **23,087** Acres: **0.53** Rooms: **6**  
 Garage Spa: **0.0** Zoning: Bedrooms: **3**  
 Year Built: **1974** Est CompDt: Full Baths: **1**  
 Apx Tot SqFt: **1344** SFSOURCE: **MEASURED** Half Baths: **0**  
 Accessibility Features (YN): **N** Mstr Bath: **N** Tot Baths: **1.0**

Directions: **Rt 25 to W on St Rt 281 aka Defiance Pike** Baths: **FB HB**  
 Recent: **10/07/2019 : NEW** Upp Lvl: **0 0**  
 Main Lvl: **1 0**  
 Lower Lvl: **0 0**  
 Mstr Bath: **N**  
 Bsmt SqFt:

Room Type	L	Dimen	Floor	Features	Room Type	L	Dimen	Floor	Features
Master Bedroom	M	10 X 12	CarpF	Ceiling Fan	Bedroom	M	9 X 13	CarpF	
Bedroom	M	9 X 12	CarpF		Living Room	M	19 X 12	LAMINF	
Family Room	M	12 X 23			Kitchen	M	10 X 20	LAMINF	Eat In

School Dist: **Bowling Green** ElemSch: **Other** HighSch: **Bowling Green**  
 Asmt Type: Constr Assmt: 6MOS Gen Tax: **\$586.51**  
 Homestead Exempt: **N** Bal Constr Assmt: 6MOS Spc Tax: **\$283.59**  
 Auction: **Y** Auction Date: **10/28/19** 6MOS Tot Tax: **\$870.10**  
 Annual Assoc Fee:

Type: **1-Sty** Ext: **Aluminum; Steel, Wood/Wood Comp** Heat: **Radiant** Fuel: **Electric**  
 Styl: **Traditional** Prk: **None** Cool: **None** WtrH: **Electric**  
 Fnd: **Crawl** Drv: **Asphalt** Swr: **Sanitary**  
 Roof: **Shingle** Lot: **Regular** Wtr: **Public**  
 Frpl: **None** Ownr Stat:  
 Equip: **Microwave, Range Oven, Refrigerator, Washer**  
 Featr: **1st Laundry**  
 Terms: **Cash, Conventional**

Remarks: **COURT ORDERED AUCTION! This nice 3 bedroom home has been updated with granite counter tops, newer appliances, carpet and paint. Perfect for first time home buyer and/or add to your investor portfolio. Selling as-is via ONLINE Auction. Bidding will end Monday, Oct 28th @ 7 pm EST. \$5,000 proof of funds for deposit in order to bid. Call office for additional information.**

PI:

Agent Remarks: **3% of bid price! Must register buyers within 48 hours from end of auction. \$5,000 proof of deposit must be received in order for bid permission**

Show Instr:

LO: [DCRO Don Rose Auction & Realty \(419\) 481-6333](#) Email: [realtordonrose@aol.com](mailto:realtordonrose@aol.com)  
 LA: [4ROSEDO Donald J. Rose \(419\) 351-0978](#) LT: **ER** LD: **10/07/19**  
 CL: OFax: **(888) 900-1608** XD: **12/31/19**  
 Lead Based Pnt Discl: **Y** I-NET: **Y** Poss: **At Close** Occupied By: **VACANT**  
 Named Excp: **N** Prop Disclsr: **N** SR: **NA** DOM: **0** Sub Agt: **0**  
 Comm Desc: **Must register buyer 48 hr Less Lot\$ prior to end of auctio** Term: Buyer Agt: **2.5%**  
 Pending Date: Closing Date: Seller Concess.: Dual Rate: **N**