Cross Property Agent 360 Property View

866 Burr Road, Wauseon, Ohio 43567

Listing

Stacy L Lillard | **Residential** | **09/09/2022 1:38:15 PM**

MLS#: **6092706** St: **Active** LP: **$0**
Area: **096 - Wauseon** Cat: **SFM**
Addr: **866 Burr Road** Zip: **43567**
City: **Wauseon** County: **FULTON**
Twnshp: Plat: Lot:
Subdiv: **Livermore and Munns** Parcel: **06-016780-00.000** DOM: **1**

Lot Size: **16,988** Acres: **0.39000** Rooms: **8**
Garage Spa: **2.0** Zoning: Bedrooms: **4**
Year Built: **1954** Est CompDt: Full Baths: **2**
Apx Tot SqFt: **1247** SFSource: Half Baths: **0**
Accessibility Features (YN): **Y** Mstr Bath: **N** Tot Baths: **2.0**
Features: **Curbless Shower**

Directions: **S Shoop Ave to E Leggett St. South on Burr Rd. Property on the West Side.**

Baths	FB	HB
Upp Lvl	**0**	**0**
Main Lvl	**1**	**0**
Lower Lvl	**1**	**0**

Mstr Bath: **N**
Bsmt SqFt: **1,247**

Recent: **09/08/2022 : NEW**

Next OH: **MLS Wide: Tue Oct 11, 4:00PM-6:00PM**

Room Type	L	Dimen	Floor	Features	Room Type	L	Dimen	Floor	Features
Master Bedroom	M	12 X 12			Bedroom	M	12 X 10		
Bedroom	M	12 X 12			Bedroom	L	12 X 13		
Dining Room	M	12 X 9			Kitchen	M	9 X 12		
Living Room	M	18 X 16			Family Room	L	15 X 23		

School Dist: **Wauseon** ElemSch: **Wauseon** HighSch: **Wauseon**
Asmt Type: Constr Assmt: 6MOS Gen Tax: **$1,040.36**
Homestead Exempt: Bal Constr Asmt: 6MOS Spc Tax: **$6.81**
Auction: **Y** Auction Date: **10/20/22** 6MOS Tot Tax: **$1,047.17**
Annual Assoc Fee:

Type: **1-Sty** Ext: **Brick** Heat: **Forced Air** Fuel: **Natural Gas**
Styl: Prk: **Attached** Cool: **Central Air** WtrH: **Gas**
Fnd: **Full Basement** Drv: **Concrete** Swr: **Sanitary**
Roof: **Shingle** Lot: **Regular** Wtr: **Public**
Frpl: **None** Ownr Stat:
Equip: **Dishwasher, Humidifier, Range Oven**
Featr: **Other**
Terms: **Cash, Conventional**
Interior/Exterior – Video/Audio Equipment: **No**

Remarks: **Well-kept, brick ranch on a beautiful quiet, street. Eat-in, galley-style kitchen with dishwasher. The full basement offers the 4th bedroom, a large family room and a full bath. Enjoy the wide-open field and the evening sunsets from the backyard. Furnace replaced in 2004. Humidifier added in 2012. Both personal property and real estate will be sold online only. Auctions will close on Oct 20th at 6PM for the real estate and 6:30PM for the personal property. Bidders must be pre-registered and provide a bank letter or proof of funds prior to bidding. Don't miss this opportunity!**

PI:

Agent Remarks: **You must register your buyer prior to Oct 20th to receive $1500 buyer agent fee. See Broker Participation Form attached. Buyers register at freyandsons.hibid.com**

Show Instr: **Use Showingtime.**

LO: **FREY02 Elias H. Frey & Sons, Inc. (419) 445-3739** EMail: **kevin@freyandsons.net**
LA: **3FREYKE Kevin Frey (419) 445-3739** LT: **ER** LD: **09/08/22**
CL: OFax: **(419) 445-8888** XD: **11/30/22**
Lead Based Pnt Discl: **Y** I-NET: **Y** Poss: **At Close** Occupied By: **VACANT**
Named Excp: **N** Prop Disclsr: **N** SR: **NA** DOM: **1** Sub Agt: **0**
Comm Desc: Less Lot$: Term: Buyer Agt: **1500**
Pending Date: Closing Date: Seller Concess.: Dual Rate: **N**

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Purchaser is responsible for Independently confirming all Information