



ADDRESS: 215 W PATIT AVE
GRANTOR: GERALD & MARY MARTIN
PARCEL #: 1-050-05-004-0000

SALE PRICE: \$160,000.00
GRANTEE: JOSHUA & AMANDA DROSS

BRIEF LEGAL: EASTERLY 30' OF 3 & 4, BLK 5 & 10' VACATED ALLEY

LOT SIZE: 11,700 SQ. FT.

SALES INFO:	
REAL ESTATE EXCISE	26514
SALE DATE	2/23/2015
RECORDING NUMBER	39092
DEED TYPE	SWD

LAND CODE:	NUMBER OF ACRES:
DR17	0.2009
DATN15KSIT	
DR19	0.0677
TOTAL ACRES:	

HOUSE INFO:

OF STORIES 1.5
YEAR BUILT
MANUFACTURED HOME NO
SIZE & MODEL
OF BEDROOMS 2
OF BATHS 1.5
TYPE OF HEAT FORCED AIR OIL & WOOD STOVE
BUILT-INS HOOD; FAN; DISHWASHER;
REC ROOM
MAIN FLOOR 1,156 SQ. FT.
UPSTAIRS SQ. FT. 460 SQ. FT.
BASEMENT YES
PARTIAL OR FULL PARTIAL
SQ FT 794 SQ. FT.
SQ FT FINISHED

HOUSE CLASS AVERAGE
HOUSE CONDITION GOOD
CARPORT YES
CARPORT SIZE 360 SQ. FT.
GARAGE NO
GARAGE SIZE ATTACHED

LAND ASSESSED \$24,970.00
BLDG ASSESSED \$119,600.00
TOTAL ASSESSED VALUE \$144,570.00

ADDITIONAL INFO: 112 SQ. FT. WOOD DECK; 345 SQ. FT. PATIO; 93 SQ. FT. C-PORTCH;
54 SQ. FT. STORAGE AREA; HOUSE COMPLETELY RENOVATED INSIDE & OUT.
COMMENTS: BASEMENT HAS OUTSIDE INSTANCE. NEW ROOF, WINDOWS, FLOORS, DECK, PAINT
FENCE, WATER HEATER, VANITIES; ADDITIONAL ROOM COULD BE USED FOR OFFICE,
CRAFT ROOM, ETC

3 YEARS PREVIOUS SALES HISTORY:			
DATE	12/3/2010	9/29/2006	9/30/2005
EXCISE	25531	24468	24100
RECORDING #	34051	27716	25557
PRICE	\$55,000	\$109,000	\$80,000
FROM/TO	FEDERAL HOME MTG TO MARTIN	ELLCOT TO AHLER	GROGAN TO ELLICO