Customer Full

Jade R. Montrie	Residential	04/15/2021 10:43:37 PM

MLS#:	**6068018**	St:	**Active**	LP:	**$198,000**
Area:	**003 - South Sylvania**			Cat:	**SFM**
Addr:	**3925 N Mccord Road**			Zip:	**43617**
City:	**Toledo**	County:	**LUCAS**		
Twnshp:		Plat:		Lot:	
Subdiv:	**None**	Parcel:	**78-31967**	DOM:	**8**

Lot Size:	**55,664**	Acres:	**1.21**	Rooms:	**6**
Garage Spa:	**3.5**	Zoning:		Bedrooms:	**3**
Year Built:	1956	Est CompDt:		Full Baths:	**1**
Apx Tot SqFt:	1235	SFSource:	PUBLIC RECOR	Half Baths:	**0**
Accessibility Features (YN):	**N**	Mstr Bath:	**N**	Tot Baths:	**1.0**
Features:					

Directions: **Near corner of Sylvania Ave and McCord.**

Recent: **04/11/2021 : NEW**

Baths	FB	HB
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
Living Room	M	17 X 10			Kitchen	M	12 X 12		
Family Room	M	16 X 16			Master Bedroom	M	18 X 12		
Bedroom	M	12 X 12			Bedroom	M	12 X 10		

School Dist:	**Sylvania**	ElemSch:	**Stranahan**	HighSch:	**Southview**
Asmt Type:		Constr Assmt:		6MOS Gen Tax:	**$2,667.30**
Homestead Exempt:		Bal Constr Asmt:		6MOS Spc Tax:	**$38.71**
Auction:	**Y**	Auction Date:	**05/05/21**	6MOS Tot Tax:	**$2,706.01**
Annual Assoc Fee:					

Type:	**1-Sty**	Ext:	**Aluminum; Steel**	Heat:	**Forced Air**	Fuel:	**Natural Gas**
Styl:		Prk:	**Attached, Detached, Garage**	Cool:	**Central Air**	WtrH:	**Gas**
Fnd:	**Partial Basement**	Drv:	**Concrete**	Swr:	**Sanitary**		
Roof:	**Shingle**	Lot:	**Regular**	Wtr:	**Public**		
Frpl:	**None**			Ownr Stat:			
Equip:	**None**						
Featr:	**Other**						
Terms:	**Cash, Conventional**						

Remarks: **AUCTION: Wednesday, May 19th at 5:00pm. Minimum bid only $198,000 on this property offering great investment potential. Currently, its being used as a 3-bdrm residential home. It is located near high traffic commercial intersection in Sylvania (Sylvania & McCord). Possibilities for this large lot are endless; includes two parcels, Lucas county #7831967 and #7831964. Property is currently occupied by tenant; all room dimensions are estimates.**

LO: **Real Estate Solutions**