

Listing #20184693

**\$84,900 (LP)****\$74,500 (SP)****Price/SqFt: 0.00**

SP % LP: 87.75

1410 Croghan St, Fremont, OH 43420 \* **Sold** (12/21/18) **DOM:** 89**Sq Ft:****Lot Sz:** 0.1273ac**Area:** Fremont/Lindsey**Yr:** 1900\*

## Remarks

BEAUTIFUL VIEWS OF THE PARK FROM THIS DUPLEX! Live in one unit and rent the other or use all for an income producer! Roof was replaced on the house in 2008 and garage in 2016. Utilities are split. Lower unit, 1 Bedroom, rents for \$550 and upper unit, 2 Bedroom, rents for \$425. Detached garage with opener and car port plus extra storage areas. Lower unit has spacious living room, dining or office area plus enclosed back porch & covered front port. Upper unit has long term tenant, nice kitchen with lots of wooden

[Picture](#)[Pictures \( 18 \)](#)

<b>Agent</b>	Jamie A Ritchie (ID: JARITCHIE) Primary:419-559-9590 Secondary:419-333-8326 x111 Lic: 2014003257		
<b>Office</b>	Wendt Key Team Realty (ID:F33501) Phone: 419-333-8326, FAX: 419-333-9636 Broker Lic.: 0700337883		
<b>Property Type</b>	Multiple Units	<b>Property Subtype(s)</b>	Duplex
<b>Status</b>	<b>Sold</b> (12/21/18)		
<b>Year Built</b>	1900*		
<b>Approx Square Feet</b>	0	<b>Price / SqFt</b>	0.00
<b>Lot Sq Ft (approx)</b>	5545	<b>Lot Acres (approx)</b>	0.1273
<b>Agreement Type</b>	Excl. Right to Sell		
<b>County</b>	Sandusky	<b>Parcel ID</b>	<a href="#">345000120900</a>
<b>Area</b>	Fremont/Lindsey		
<b>School System</b>	Fremont		
<b>Township</b>	n/a		
<b>Cross Street</b>	Washington	<b>Entry Date</b>	09/18/18
<b>Listing Date</b>	09/18/18		
<b>Original Price</b>	89,900		
<b>On Market Date</b>	09/18/18		
<b>Agent Remarks</b>	For showings use Showing Time, for first showings buyers can access lower unit and basement and exterior buildings. If interested we can arrange a showing of the upper unit with listing agent present. Upper unit tenant has been there for 19 years, mows the lawn and really wants to stay.		
<b>Owner Name</b>	Shetenhelm, Michael H & Cheryl A Trustee		
<b>Legal Description</b>	1209 W 26FT & VAC ALLEY		
<b>Total # of Units</b>	2		

**Directions to Property** From West State Street to South on Wilson Avenue, east on Croghan, parking on street or off alley.

**Selling Information**

<b>Selling Price</b>	74,500	<b>Selling Date</b>	12/21/18
<b>Listing Price</b>	84,900	<b>Pending Date</b>	12/21/18
<b>SP % LP</b>	87.75	<b>Original Price</b>	89,900
<b>Comments</b>			
<b>Selling Agent</b>	Robert A Boukissen (RABOUKISSEN)	<b>Selling Office</b>	Wendt Key Team Realty (F33501)
<b>Selling Co-Agent</b>		<b>Selling Co-Office</b>	
<b>Concessions</b>	Yes (\$1250 in seller concessions)		
<b>Terms</b>	Conventional		

**Units**

<b>Upper Unit</b>	<b>Unit #:</b> 1/2 <b>Occupied:</b> Yes <b>Total Rooms:</b> 0 <b># of Half Baths:</b> 0	<b>Identical Units:</b> 0 <b>Leased:</b> <b>Bedrooms:</b> 2	<b>Square feet:</b> 0 <b>Rent:</b> 425 <b>Bathrooms:</b> 1
<b>Lower Unit</b>	<b>Unit #:</b> 1410 <b>Occupied:</b> No <b>Total Rooms:</b> 4 <b># of Half Baths:</b> 0	<b>Identical Units:</b> 0 <b>Leased:</b> Yes <b>Bedrooms:</b> 2	<b>Square feet:</b> 0 <b>Rent:</b> 550 <b>Bathrooms:</b> 1

<b>Lot Dimensions</b>	42x105
<b>Flood Plain</b>	No
<b>Soil Erosion</b>	Unknown
<b>Waterfront</b>	No
<b>Water Related Style</b>	No
<b># of Garage Spaces</b>	2 Story
<b>Parking Features</b>	1.00 Assigned/Reserved, Carport, Detached Garage, Garage Door Opener, Off Street, Alley Access
<b>Substructure</b>	Basement
<b>Basement</b>	Full
<b>Exterior Construction</b>	Vinyl Siding
<b>Home Warranty</b>	No
<b>Electricity</b>	ON
<b>Heat Source</b>	Gas
<b>Heat System</b>	Forced Air
<b>Air Conditioning</b>	Window
<b>Sewer</b>	Public Sewer
<b>Water</b>	Public
<b>Extras</b>	Dryer, Washer
<b>Pool</b>	No
<b>Spa</b>	No

**Financial Information**

<b>Gross Income</b>	\$11700.00 (lower \$550, upper \$425)	
<b>1/2 Year Taxes</b>	\$670.22	
<b>Tax Year</b>	2018	
<b>Assesments 1/2 Yr</b>	\$0.00	
<b>Possession</b>	At Closing	
<b>Commission</b>	<b>Sub-Code</b>	<b>Buy-Code</b>
	0.0	2.8
<b>Showing Instructions</b>	Key, Listor Accomp (upper unit only, for 2nd showings), Lock Box	
<b>Possible Short Sale</b>	No	

\* Denotes information autofilled from tax records.

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U.S. Patent 6,910,045  
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