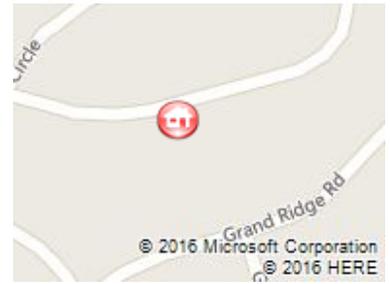


**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20160330	<b>Bedrooms</b>	4
<b>Class</b>	RESIDENTIAL	<b>Total Baths</b>	3 Bath
<b>Type</b>	Single Family	<b>Garage Capacity</b>	2 Car
<b>Area</b>	Apple Valley	<b>Construction</b>	Frame
<b>Asking Price</b>	\$189,900	<b>Design</b>	Ranch
<b>Address</b>	261 Valleybrook Circle		
<b>Address 2</b>			
<b>City</b>	Howard		
<b>State</b>	OH		
<b>Zip</b>	43028		
<b>Status</b>	Active		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Y		



**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent Hit Count</b>	0	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	0.6332	<b>Auction Y/N</b>	No
<b>Agent - Agent Name and Phone</b>	Sam Miller - Main: 740-397-7800	<b>Agent - E-mail</b>	samsells@sammiller.com
<b>Listing Office 1 - Office Name</b>	Re/Max Stars	<b>Listing Office 1 - Phone Number</b>	Main: 740-392-7000
<b>Listing Agent 2 - Agent Name and Phone</b>	Joe Conkle - Main: 740-392-1300	<b>Listing Agent 2 - E-mail</b>	joeconkle@sammiller.com
<b>Listing Office 2 - Office Name</b>	Re/Max Stars	<b>Listing Office 2 - Phone Number</b>	Main: 740-392-7000
<b>Listing Agent 3 - Agent Name and Phone</b>		<b>Listing Agent 3 - E-mail</b>	
<b>Listing Office 3 - Office Name</b>		<b>Listing Office 3 - Phone Number</b>	
<b>School District</b>	East Knox	<b>Public School</b>	East Knox
<b>County</b>	In Knox County	<b>Township</b>	Howard
<b>Subdivision</b>	Grand Valley View	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	927.91*	<b>Parcel #</b>	2 Parcels
<b>Lot #</b>	317/318	<b>Listing Date</b>	4/19/2016
<b>Expiration Date</b>	10/15/2016	<b>Lot Size/Acres</b>	.6332
<b>Approx Year Built</b>	2004	<b>Age</b>	12
<b>Approx Above Grade SqFt</b>	1,568	<b>Approx Total Living Space</b>	2665
<b>Zoning</b>		<b>Assessments</b>	22.00*
<b>Heat Cost</b>		<b>Directions</b>	
<b>Parcel #1</b>		<b>Parcel #2</b>	
<b>Parcel #3</b>		<b>Parcel #4</b>	
<b>Documents On File</b>		<b>Living Room Level</b>	1
<b>Living Room Size</b>	27 x 26.7	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	27 x 26.7	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	27 x 26.7	<b>Family Room Level</b>	L
<b>Family Room Size</b>	30.11 x 20.1	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	10.10 x 6.6	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	14.9 x 14.3	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	11.6 x 9.2	<b>Bedroom 3 Level</b>	L
<b>Bedroom 3 Size</b>	15.5 x 14	<b>Bedroom 4 Level</b>	L
<b>Bedroom 4 Size</b>	15.5 x 13.5	<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>	1	<b>Bathroom 2 Size</b>	8.1 x 5.3
<b>Bathroom 2 Type</b>	Full	<b>Bathroom 3 Level</b>	L
<b>Bathroom 3 Size</b>	9.8 x 4.11	<b>Bathroom 3 Type</b>	Full
<b>Bathroom 4 Level</b>		<b>Bathroom 4 Size</b>	
<b>Bathroom 4 Type</b>		<b>Garage Level</b>	1
<b>Garage Size</b>	2 Car Attached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	8.2 x 5.10	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	11.6 x 9 Den/Office	<b>Other Room 2 Level</b>	1
<b>Other Room 2 Size</b>	Deck	<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	4/20/2016
<b>Status Date</b>	4/20/2016	<b>HotSheet Date</b>	4/20/2016
<b>Last Price Change Date</b>	4/20/2016	<b>Input Date</b>	4/20/2016 3:38 PM
<b>Original Price</b>	\$189,900	<b>Days On Market</b>	1
<b>Virtual Tour</b>	<a href="http://www.tourfactory.com/1549594">http://www.tourfactory.com/1549594</a>	<b>City Corps. Limit</b>	No
<b>Homestead Y/N</b>	Yes	<b>Homestead \$ Amount</b>	\$179.53

## GENERAL

CAUV Y/N	No	CAUV \$ Amount	\$0.00
Village	Other	Comp-BB	3
Comp-SB	0	Picture	25

## FEATURES

<b>STYLE</b> Ranch	<b>WATER</b> County	<b>FIREPLACE</b> Two Fireplace In Family Room In Living Room	<b>EXTRAS</b> Deck Patio
<b>EXTERIOR</b> Stone Vinyl	<b>SEWER</b> County	<b>BASEMENT</b> Finished Walkout	<b>FLOORS</b> Laminate Vinyl Wall To Wall Carpet
<b>YARD</b> Paved Street	<b>CONSTRUCTION</b> Frame	<b>DRIVEWAY</b> Concrete	<b>LAUNDRY</b> Main Floor
<b>ROOF</b> Shingle	<b>APPLIANCES</b> Dishwasher Garbage Disposal Microwave Range Hood Range Oven Refrigerator	<b>GARAGE TYPE</b> Garage Attached	<b>APPLE VALLEY SUBDIVISION</b> Grand Valley View
<b>HEATING</b> Forced Air Natural Gas			
<b>COOLING</b> Central Air			

## FINANCIAL

### Financing Remarks

### SOLD STATUS

How Sold  
Closing Date  
Selling Agent 1 - Agent Name  
Seller Concessions Y/N  
Financing

Contract Date  
Sold Price  
Selling Office 1 - Office Name  
Seller Concessions

### REMARKS

Beautiful one owner home, spacious ranch floor plan that includes 4 bedrooms and 3 full baths, gorgeous great room that includes a living room with wood burning fireplace, dining area, oak cabinet filled kitchen with major appliances and center island, den/home office space, master bedroom suite with walk in closet and private bath, convenient main level laundry room, finished walkout lower level with family room, gas log fireplace, 2 bedrooms and 3rd full bath, attached 2 car garage with concrete driveway, huge rear deck and great back yard, natural gas forced air heating and central air conditioning, wired for generator, includes adjoining second lot, truly impressive home that's priced to sell at \$189,900.

### AGENT TO AGENT REMARKS

\*Antique light in den/office over the table is excluded and will be replaced with another light fixture.

### ADDITIONAL PICTURES



