



Chuck Patterson  
**YOUR** Realtor  
614-233-1229  
realestate@chuckpatterson.com



# “NOSY NEIGHBOR LISTINGS”

**75,000 MAX**

**Customer Brief****Residential-Other Residential with Deeded Land**

<b>Status:</b> Active	<b>List Price:</b> \$34,500	<b>Original LP:</b> \$37,000
<b>MLS#:</b> 221045491	711 Sunset Boulevard	<b>Zip:</b> 43223
<b>Corp:</b> Columbus	<b>Township:</b> Franklin	<b>County:</b> Franklin
<b>Subdiv/Comp:</b> Scarlett Manor	<b>Tax Dist:</b> 425	<b>Unit/Suite #:</b>
<b>School:</b> COLUMBUS CSD 2503	<b>SqFt TR:</b> 864	<b>Tax Abatement:</b>
FRA CO.	<b>Acreage:</b> 0	<b>Abatement End Date:</b> No
<b>Style:</b> 1 Story	<b>Bsmt/Fnd:</b>	<b>Taxes:</b>
<b>Bedrooms:</b> 3	<b>Exterior:</b> Aluminum	<b>SqFt ATFLS:</b> 864
<b>Baths F.H:</b> 1	Siding	<b>ATFLS Source:</b> Auditor
<b>Lot (Front):</b> 0	<b>Year Built:</b> 2002	<b>Parking:</b> 2 Off Street
<b>Lot (Side):</b> 0	<b>Addl Acceptance Cond:</b> 55+ Community	

**Directions:** From I-71 turn west on Greenlawn Avenue, then turn south on Harmon Avenue and right onto Sunset Boulevard

**Property Description:** Well maintained 3 bedroom 1 bath mobile home in 55+ community of Scarlett Manor. Located in a safe, fenced in community, close to downtown. All bedrooms are roomy enough for a queen sized bed. . All buyers must be approved by the mobile home park. The lot rent is \$336/Month.

**Sold Date:**                      **Sold Price:**                      **DOM:** 18

**Customer Brief****Residential-Condo Shared Wall**

<b>Status:</b> Active	<b>List Price:</b> \$38,000	<b>Original LP:</b> \$38,000
<b>MLS#:</b> 221045753	101 Buckeye Circle	<b>Zip:</b> 43217
<b>Corp:</b> None	<b>Township:</b> Hamilton	<b>County:</b> Franklin
<b>Subdiv/Comp:</b>	<b>Tax Dist:</b> 150	<b>Unit/Suite #:</b>
<b>School:</b> HAMILTON LSD 2505 FRA CO.	<b>SqFt TR:</b> 1,085	<b>Tax Abatement:</b>
<b>Style:</b> 2 Story	<b>Acreage:</b> 0.02	<b>Abatement End Date:</b> No 706
<b>Bedrooms:</b> 2	<b>Bsmt/Fnd:</b>	<b>Taxes:</b>
<b>Baths F.H:</b> 1.1	<b>Exterior:</b>	<b>SqFt ATFLS:</b> 1,085
<b>Lot (Front):</b> CND	<b>Year Built:</b> 1962	<b>ATFLS Source:</b> Realist
<b>Lot (Side):</b> CND	<b>Addl Acceptance Cond:</b> Auction Reserve	<b>Parking:</b> Common Area

**Directions:** 270 take Alum Creek south exit turn right on Oak St then turn right on Buckeye Circle

**Property Description:** ONLINE AUCTION – BIDDING OPEN NOW ON AUCTION OHIO's WEBSITE. Accepting online bids until 6:00 PM ET, 8th, December 2021. List price is the Minimum Bid (Reserve). This is a great opportunity to become a new homeowner or add this address to your investment portfolio. Location is close to shopping, restaurants & easy highway access plus this condo is located on the end so it has more yard and a corner patio with privacy fencing around it. It is also closer to the parking area for a added convenience. } Learn more at Auction Ohio or read the agent remarks for information and the buying process. For Buyer's agent representation, agent registration is required before auction day.

**Sold Date:**                      **Sold Price:**                      **DOM:** 15

**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:16 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Customer Brief****Residential-Other Residential without Deeded Land**

**Status:** Active  
**MLS#:** 221045462  
**Corp:** Columbus  
**Subdiv/Comp:** Scarlett Manor

**List Price:** \$49,900  
 750 Sunset Boulevard  
**Township:** Franklin  
**Tax Dist:** 425

**Original LP:** \$49,900  
**Zip:** 43223  
**County:** Franklin  
**Unit/Suite #:**

**School:** COLUMBUS CSD  
 2503 FRA CO.  
**Style:** 1 Story  
**Bedrooms:** 2  
**Baths F.H:** 1  
**Lot (Front):**  
**Lot (Side):**

**SqFt TR:** 624  
**Acreage:** 0  
**Bsmt/Fnd:**  
**Exterior:** Vinyl Siding  
**Year Built:** 2021  
**Addl** 55+  
**Acceptance** Community  
**Cond:**

**Tax Abatement:**  
**Abatement** No  
**End Date:**  
 Taxes:  
**SqFt ATFLS:** 624  
**ATFLS Source:** Gemstone Communities  
**Parking:** Shared Driveway; 1 Off Street

**Directions:** From I-71 turn west on Greenlawn Avenue, then turn south on Harmon Avenue and right onto Sunset Boulevard

**Property Description:** Enjoy peaceful living in this new home with new appliances including dishwasher, refrigerator, gas stove, & microwave, in this quiet 55+ years manufactured home community. This 2 bedroom, 1 bath home is situated near downtown Columbus between the Franklinton Arts District, German Village, Berliner park, & the Scioto Audubon. This Gemstone Communities' park is continuously improving the area with new, beautiful, updated homes, with new gas lines, & a full time property manager on site to ensure the community continues to maintain & improve on their high standards. Conveniently located in the heart of Columbus with easy access to Interstates 70 & 71, this community is in an ideal location for anyone seeking efficient, easy living, in a friendly premier housing community.

**Sold Date:** **Sold Price:** **DOM: 18**

**Customer Brief****Residential-Other Residential without Deeded Land**

**Status:** Active  
**MLS#:** 221045464  
**Corp:** Columbus  
**Subdiv/Comp:** Scarlett Manor

**List Price:** \$49,900  
 758 Sunset Boulevard  
**Township:** Franklin  
**Tax Dist:** 425

**Original LP:** \$49,900  
**Zip:** 43223  
**County:** Franklin  
**Unit/Suite #:**

**School:** COLUMBUS CSD  
 2503 FRA CO.  
**Style:** 1 Story  
**Bedrooms:** 2  
**Baths F.H:** 1  
**Lot (Front):**  
**Lot (Side):**

**SqFt TR:** 624  
**Acreage:** 0  
**Bsmt/Fnd:**  
**Exterior:** Vinyl Siding  
**Year Built:** 2021  
**Addl** 55+  
**Acceptance** Community  
**Cond:**

**Tax Abatement:**  
**Abatement** No  
**End Date:**  
 Taxes:  
**SqFt ATFLS:** 624  
**ATFLS Source:** Gemstone Communities  
**Parking:** Shared Driveway; 1 Off Street

**Directions:** From I-71 turn west on Greenlawn Avenue, then turn south on Harmon Avenue and right onto Sunset Boulevard

**Property Description:** Enjoy peaceful living in this new home with new appliances including dishwasher, refrigerator, gas stove, & microwave, in this quiet 55+ years manufactured home community. This 2 bedroom, 1 bath home is situated near downtown Columbus between the Franklinton Arts District, German Village, Berliner park, & the Scioto Audubon. This Gemstone Communities' park is continuously improving the area with new, beautiful, updated homes, with new gas lines, & a full time property manager on site to ensure the community continues to maintain & improve on their high standards. Conveniently located in the heart of Columbus with easy access to Interstates 70 & 71, this community is in an ideal location for anyone seeking efficient, easy living, in a friendly premier housing community.

**Sold Date:** **Sold Price:** **DOM: 18**

**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:16 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Customer Brief****Residential-Other Residential without Deeded Land**

**Status:** Active  
**MLS#:** 221045465  
**Corp:** Columbus  
**Subdiv/Comp:** Scarlett Manor  
**School:** COLUMBUS CSD  
2503 FRA CO.  
**Style:** 1 Story  
**Bedrooms:** 2  
**Baths F.H.:** 1  
**Lot**  
**(Front):**  
**Lot (Side):**

**List Price:** \$49,900  
811 Sunset Boulevard  
**Township:** Franklin  
**Tax Dist:** 425

**Original LP:** \$49,900  
**Zip:** 43223  
**County:** Franklin  
**Unit/Suite #:**

**SqFt TR:** 672  
**Acreage:** 0  
**Bsmt/Fnd:**  
**Exterior:** Vinyl Siding  
**Year Built:** 2021  
**Addl Acceptance** 55+  
**Cond:** Community

**Tax Abatement:**  
**Abatement End** No  
**Date:**  
**Taxes:**  
**SqFt ATFLS:** 672  
**ATFLS Source:** Gemstone  
Communities  
**Parking:** On Street

**Directions:** From I-71 turn west on Greenlawn Avenue, then turn south on Harmon Avenue and right onto Sunset Boulevard

**Property Description:** Enjoy peaceful living in this new home with new appliances including dishwasher, refrigerator, gas stove, & microwave, in this quiet 55+ years manufactured home community. This 2 bedroom, 1 bath home is situated near downtown Columbus between the Franklinton Arts District, German Village, Berliner park, & the Scioto Audubon. This Gemstone Communities' park is continuously improving the area with new, beautiful, updated homes, with new gas lines, & a full time property manager on site to ensure the community continues to maintain & improve on their high standards. Conveniently located in the heart of Columbus with easy access to Interstates 70 & 71, this community is in an ideal location for anyone seeking efficient, easy living, in a friendly premier housing community.

**Sold Date:****Sold Price:****DOM: 18****Customer Brief****Residential-Single Family Freestanding**

010-065000 02/24/2017

**Status:** Active  
**MLS#:** 221034857  
**Corp:** Columbus  
**Subdiv/Comp:**  
**School:** COLUMBUS CSD 2503  
FRA CO.  
**Style:** Cape Cod/1.5 Story  
**Bedrooms:** 3  
**Baths F.H.:** 1  
**Lot** 30  
**(Front):**  
**Lot (Side):** 92

**List Price:** \$58,000  
821 Bassett Avenue  
**Township:** None  
**Tax Dist:** 010

**Original LP:** \$68,000  
**Zip:** 43219  
**County:** Franklin  
**Unit/Suite #:**

**SqFt TR:** 1,541  
**Acreage:** 0.06  
**Bsmt/Fnd:** Partial  
**Exterior:**  
**Year Built:** 1900  
**Addl Acceptance** None  
**Cond:** Known

**Tax Abatement:**  
**Abatement End** No  
**Date:** 368  
**Taxes:**  
**SqFt ATFLS:** 1,541  
**ATFLS Source:** Realist  
**Parking:** 2 Off  
Street

**Directions:**

**Property Description:** This one's a doozy! As one of the least beautiful houses in the MLS, this cape cod is in need a complete rehab and could add to the area's revitalization. It's in dire need of your creative touch to bring it back to the beautiful home it once was. Come see it today!

**Sold Date:****Sold Price:****DOM: 93**

**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:16 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

## Customer Brief

## Residential-Single Family Freestanding



**Status:** Active  
**MLS#:** 221045766  
**Corp:** Columbus  
**Subdiv/Comp:** Linden  
**School:** COLUMBUS CSD 2503  
           FRA CO.  
**Style:** 2 Story  
**Bedrooms:** 2  
**Baths F.H:** 1  
**Lot (Front):** 40  
**Lot (Side):** 100

**List Price:** \$66,500  
 1471 Myrtle Avenue  
**Township:** None  
**Tax Dist:** 010

**SqFt TR:** 1,232  
**Acreage:** 0.09  
**Bsmt/Fnd:** Full  
**Exterior:**  
**Year Built:** 1900  
**Addl Acceptance Cond:** None  
**Cond:** Known

**Original LP:** \$75,000  
**Zip:** 43211  
**County:** [Franklin](#)  
**Unit/Suite #:**

**Tax Abatement:**  
**Abatement End Date:** No  
 1,129  
**Taxes:**  
**SqFt ATFLS:** 1,232  
**ATFLS Source:** Realist  
**Parking:** 2 Off Street

**Directions:**

**Property Description:** Your next project awaits with this 2 bed, 1 bath home located in Linden! This will require a full rehab but it has so much potential. Come bring your creativity to make this a beautiful home once again.

**Sold Date:****Sold Price:****DOM:** 15

## Customer Brief

## Residential-Single Family Shared Wall



**Status:** Active  
**MLS#:** 221041667  
**Corp:** Columbus  
**Subdiv/Comp:**  
**School:** COLUMBUS CSD 2503 FRA CO.  
**Style:** 2 Story  
**Bedrooms:** 2  
**Baths F.H:** 1  
**Lot (Front):** ~14  
**Lot (Side):** ~90

**List Price:** \$69,900  
 1026 S Ohio Avenue  
**Township:** None  
**Tax Dist:** 010

**SqFt TR:** 1,070  
**Acreage:** 0.03  
**Bsmt/Fnd:** Full  
**Exterior:** Brick  
**Year Built:** 1915  
**Addl Acceptance Cond:** None Known

**Original LP:** \$69,900  
**Zip:** 43206  
**County:** [Franklin](#)  
**Unit/Suite #:**

**Tax Abatement:**  
**Abatement End Date:** No  
 1,434  
**Taxes:**  
**SqFt ATFLS:** 1,070  
**ATFLS Source:** Realist  
**Parking:** On Street

**Directions:** From Livingston Avenue, head South on S. Ohio Avenue. Home will be on the left, just before Whittier Avenue.

**Property Description:** Great investment potential. This 2 bed 1 bath single family attached home is a clean slate. Will need a full rehab.

**Sold Date:****Sold Price:****DOM:** 71

**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:16 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

## Customer Brief

## Residential-Single Family Freestanding



<b>Status:</b> Active	<b>List Price:</b> \$70,000	<b>Original LP:</b> \$76,000
<b>MLS#:</b> 221044167	92 Clarendon Avenue	<b>Zip:</b> 43223
<b>Corp:</b> Columbus	<b>Township:</b> None	<b>County:</b> Franklin
<b>Subdiv/Comp:</b>	<b>Tax Dist:</b> 010	<b>Unit/Suite #:</b>
<b>School:</b> COLUMBUS CSD 2503	<b>SqFt TR:</b> 1,184	<b>Tax Abatement:</b>
FRA CO.	<b>Acreage:</b> 0.13	<b>Abatement End</b> No
<b>Style:</b> 2 Story	<b>Bsmt/Fnd:</b> Full	<b>Date:</b> 550
<b>Bedrooms:</b> 3	<b>Exterior:</b>	<b>Taxes:</b>
<b>Baths F.H.:</b> 1	<b>Year Built:</b> 1915	<b>SqFt ATFLS:</b> 1,184
<b>Lot</b>	<b>Addl Acceptance</b> Court	<b>ATFLS Source:</b> Realist
<b>(Front):</b>	<b>Cond:</b> Approval	<b>Parking:</b> 1 Off Street
<b>Lot (Side):</b>		

**Directions:**

**Property Description:** THE REALTOR IS THE RECEIVER APPOINTED BY THE FRANKLIN COUNTY MUNICIPAL COURT, ENVIRONMENTAL DIVISION. Fantastic opportunity to make this property your own. New siding, repaired roof on the porch and house, new soffit, fascia and gutters. Interior has been cleaned out. \*\*SEE AGENT TO AGENT REMARKS\*\*

**Sold Date:****Sold Price:****DOM:** 28

## Customer Brief

## Residential-Condo Shared Wall



<b>Status:</b> Active	<b>List Price:</b> \$71,316	<b>Original LP:</b> \$78,316
<b>MLS#:</b> 221031366	4143 Karl Road 322	<b>Zip:</b> 43224
<b>Corp:</b> Columbus	<b>Township:</b> None	<b>County:</b> Franklin
<b>Subdiv/Comp:</b>	<b>Tax Dist:</b> 010	<b>Unit/Suite #:</b> 322
<b>School:</b> COLUMBUS CSD 2503	<b>SqFt TR:</b> 966	<b>Tax Abatement:</b>
FRA CO.	<b>Acreage:</b> 0.98	<b>Abatement End</b> No
<b>Style:</b> 1 Story	<b>Bsmt/Fnd:</b>	<b>Date:</b> 843
<b>Bedrooms:</b> 2	<b>Exterior:</b> Vinyl Siding	<b>Taxes:</b>
<b>Baths F.H.:</b> 2	<b>Year Built:</b> 1985	<b>SqFt ATFLS:</b> 966
<b>Lot</b> CND	<b>Addl Acceptance</b> 55+	<b>ATFLS Source:</b> Realist
<b>(Front):</b>	<b>Cond:</b> Community	<b>Parking:</b> 1 Off Street
<b>Lot (Side):</b> CND		

**Directions:**

**Property Description:** Very nice 2BR/2 full bath condo that is move in ready. Kitchen has ample amount of cabinets and counterspace. The kitchen appliances will stay. 1st floor laundry. Handicap accessible bathroom. Off street parking.

**Sold Date:****Sold Price:****DOM:** 79

**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:16 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Customer Brief****Residential-Single Family Freestanding**

**Status:** Active  
**MLS#:** 221016675  
**Corp:** Columbus  
**Subdiv/Comp:**  
**School:** COLUMBUS CSD 2503 FRA CO.  
**Style:** 1 Story  
**Bedrooms:** 1  
**Baths F.H:** 1  
**Lot (Front):** 33  
**Lot (Side):** 140

**List Price:** \$74,900  
 1390 Manchester Avenue  
**Township:** None  
**Tax Dist:** 010

**SqFt TR:** 616  
**Acreage:** 0.11  
**Bsmt/Fnd:**  
**Exterior:**  
**Year Built:** 1900  
**Addl Acceptance Cond:** None Known

**Original LP:** \$85,000  
**Zip:** 43211  
**County:** Franklin  
**Unit/Suite #:**  
**Tax Abatement:** No  
**Abatement End Date:** 909  
**Taxes:**  
**SqFt ATFLS:** 616  
**ATFLS Source:** Realist  
**Parking:** 1 Car Garage; Detached Garage; 2 Off Street

**Directions:** Dresden Ave. and Greenwich Ave.**Property Description:** Tenant occupied. Curb offers ONLY. Do not disturb tenants. Selling "as is" in all respects. Seller listing multiple properties. Can be combined for a package deal. Agent owned.**Sold Date:**                      **Sold Price:**                      **DOM:** 204**Customer Brief****Residential-Single Family Freestanding**

**Status:** Active  
**MLS#:** 221037977  
**Corp:** Columbus  
**Subdiv/Comp:**  
**School:** COLUMBUS CSD 2503 FRA CO.  
**Style:** 1 Story  
**Bedrooms:** 2  
**Baths F.H:** 1  
**Lot (Front):** 38  
**Lot (Side):** 152

**List Price:** \$74,900  
 1429 Mooberry Street  
**Township:** None  
**Tax Dist:** 010

**SqFt TR:** 900  
**Acreage:** 0.13  
**Bsmt/Fnd:** Cellar; Partial  
**Exterior:** Vinyl Siding  
**Year Built:** 1900  
**Addl Acceptance Cond:** None Known

**Original LP:** \$84,900  
**Zip:** 43205  
**County:** Franklin  
**Unit/Suite #:**  
**Tax Abatement:**  
**Abatement End Date:** No 555  
**Taxes:**  
**SqFt ATFLS:** 900  
**ATFLS Source:** Realist  
**Parking:** 2 Car Garage

**Directions:****Property Description:** ATTENTION INVESTORS!!! Buy this Single Story Ranch Style Home that features a large 2 car garage in one of the fastest growing areas in C-Bus!!! This Home Needs Your Imagination & Skill. So much potential here.**Sold Date:**                      **Sold Price:**                      **DOM:** 74**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:16 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Customer Brief****Residential-Single Family Freestanding**

**Status:** Active  
**MLS#:** 221040471  
**Corp:** Columbus  
**Subdiv/Comp:**  
**School:** COLUMBUS CSD 2503 FRA CO.  
**Style:** 2 Story  
**Bedrooms:** 2  
**Baths F.H:** 1  
**Lot (Front):** 30  
**Lot (Side):** 110

**List Price:** \$75,000  
 188 S Ogden Avenue  
**Township:** None  
**Tax Dist:** 010  
**SqFt TR:** 1,022  
**Acreage:** 0.08  
**Bsmt/Fnd:** Full  
**Exterior:** Shingle Siding  
**Year Built:** 1922  
**Addl Acceptance Cond:** Court Approval

**Original LP:** \$80,000  
**Zip:** 43204  
**County:** Franklin  
**Unit/Suite #:**  
**Tax Abatement:** No  
**Abatement End Date:** 266  
**Taxes:**  
**SqFt ATFLS:** 1,022  
**ATFLS Source:** Realist  
**Parking:** 2 Off Street; On Street

**Directions:** Sullivant Avenue, North on Ogden.

**Property Description:** 203(k) potential, needs some minor updates and priced accordingly.

**Sold Date:**

**Sold Price:**

**DOM:** 38

**Customer Brief****Residential-Single Family Freestanding**

**Status:** Active  
**MLS#:** 221043307  
**Corp:** Columbus  
**Subdiv/Comp:** Bentleys  
**School:** COLUMBUS CSD  
 2503 FRA CO.  
**Style:** 1 Story  
**Bedrooms:** 2  
**Baths F.H:** 1  
**Lot (Front):** 65  
**Lot (Side):** 70

**List Price:** \$75,000  
 1690 Linwood Avenue  
**Township:** None  
**Tax Dist:** 010  
**SqFt TR:** 720  
**Acreage:** 0.1  
**Bsmt/Fnd:** Full  
**Exterior:** Aluminum Siding;  
 Brick  
**Year Built:** 1951  
**Addl Acceptance Cond:** None Known

**Original LP:** \$75,000  
**Zip:** 43207  
**County:** Franklin  
**Unit/Suite #:**  
**Tax Abatement:** No  
**Abatement End Date:** 1,031  
**Taxes:**  
**SqFt ATFLS:** 720  
**ATFLS Source:** Realist  
**Parking:** 2 Off Street

**Directions:** I-70 Right on Miller, Right on E Livingston, Left on Miller Ave, Right on E Markison Ave , Right on Linwood. Home is on the right side

**Property Description:** Put you finishing touches on this great home.Great 2 bedroom 1 bath ranch home close to everything. Large shed and fenced yard. Full basement ready to be finished. call today to find out how this can he your next home.

**Sold Date:**

**Sold Price:**

**DOM:** 34

**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Chuck Patterson, on Monday, December 06, 2021 12:16 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.