

Sold Price: \$60,000

Closing Date: 7/15/2022



**Type:** Residential  
**Style:** 1.5 Story  
**Rooms:** 7  
**Bedrooms:** 3  
**Total Baths:** 1  
**Full Baths:** 1  
**Half Baths:**  
**3/4 Baths:**  
**# Levels:** 1.5  
**Year Built:** 1927  
**SqFt-Total:** 1,680  
**ANSI:**

**County:** Venango  
**School:** Oil City  
**Apx Lot Size:** 35' x 140'  
**Lot SqFt:** 4,900  
**Apx Acres:** 0.11  
**Zoning:** R-1A  
**Tax Location:** Oil City  
**Tax Map #:** 16,017.-069..-000  
**Taxes:** 1586.65  
**Tax Year:** 2022  
**Assessment:** 45950

**Legal:** Square footage area is based upon information obtained from public records. Taxes are based upon the current assessment and are subject to change.

**Additional Tax Number:**

**Deed/ Inst:** 0936/ 1077

**Restrictive Covenants:** Unknown

**Clean and Green:** No

**OGMT:** Unknown

**Water Softener:** No

**Water Softener Owned:**

**Roof Age:** 1995+/-

**Heat \$:** 129.00

**Electric \$:** 0.00

**Other Buildings:**

**SqFt-L:** 702

**SqFt-M:** 838

**SqFt-U:** 842

**Fin Bsmt SqFt:** 0

	Level	Dimensions		Level	Dimensions
Foyer	Main	3' x 5'	Full Bath	Upper	7'2" x 7'5"
Living Room	Main	13'4" x 17'			
Dining Room	Main	11'5" x 13'5"			
Kitchen	Main	11'4" x 11'5"			
Sun Porch	Main	7'3" x 15'7"			
Master Bedroom	Upper	13'3" x 17'10"			
Bedroom	Upper	10'11" x 13'3"			
Bedroom	Upper	13'6" x 13'7"			

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, W/D Hook Up, Washer

**Features:** Cable TV Available, Electric-Circuit Break-100 Amp, Porch, Wood Burn Fireplace, Wood Floors

**Construction:** Wood Frame

**Heat:** Hot Water

**Exterior:** Vinyl Siding, Wood Siding

**Fuel:** Gas

**Roof:** Composition

**Cooling:** Room

**Basement/Foundation:** Full, Walkout

**Water Heater:** Gas

**Garage:** 1 Car, Detached, Opener

**Sewer:** Public Sewer

**Water:** Public

**Public Remarks:** Attractive 1 1/2 story design. Covered front porch, screened rear porch, detached 1-car garage with additional off-street parking used for a boat. Many replacement windows, fireplace in Living Room with insert, wood floors in some areas. Some natural woodwork. NOTE: the red workbench vise, located in the basement, IS NOT INCLUDED in the sale of the property.

**Directions:** VCCH: from Liberty Street take Rt. 8 North to Oil City; turn right & cross the 1st bridge (Kephart Memorial Bridge); turn Left at the 2nd traffic light; turn Right onto Central Avenue; turn Left onto E. 6th Street; subject property on the Right.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: R156512S