

Residential

MLS

Status **Active**

Address **313 Ninth**

Price \$89,900



Town/City	Franklin	DOM	-4
State	PA	Variable Rate	
Zip	16323-1146	Listing Type	
Taxing Location	Franklin	Reference #	#7403
County	Venango	Lock Box	No
Agent Owned		Internet Display	Yes
School	Franklin	Address Withheld	No
Tax Map #	10,106.-030		
Book	446		
Page	835		
Tax Year	2010		
Taxes	\$1,711		
Assessment	\$53,870		
Owner	Jeffrey W. Judson		
Additional Owner			
Zoning	R-2		
Year Built	1871		
Levels #	2.0		
Rooms	7		
Bedrooms	3		
Baths	1.50		
Prop Type	Residential		
SqFt-L	278		
SqFt-M	648		
SqFt-U	648		
SqFt-Total	1,415		
Construction	Wood Frame		
Exterior	Wood		
Roof	Composition		
Roof Age	3 yrs		
Style	Two Story		
Heat	Forced Air		
Heat \$	87. Budget		
Electric	\$		
Fuel	Gas		
Cooling	Central		
Basement/Foundation	Partial		
Garage	2 Car, Attached, Other		
Appliances	Range, Refrigerator, Dishwasher, W/D Hook Up		
Features	Elect-Circuit Break-100 Amp, Hardwood Floors, Cable TV Available, Paved Drive, Porch		
Status Comments	24 hour notice		

[Photos](#) [Documents](#) [Map](#)

Lot Size	38'x38'
Acres-Total	.07
OGMT	
OGMT Describe	
Water	Public
Sewer	Public
Restrictive Cov.	
Wtr Htr	Elect
Water Softener	
Water Softener Owned	No
Other Buildings	20'x22' garage
Occupancy	Occupied

Room	Lv	Room Dimensions
Living Room	M	12'7x17'4
Dining Room	M	11'4x14'6
Kitchen	M	9'4x16'9
1/2 Bath	M	2'9x7'2
Master Bedroom	U	10'8x17'7
Bedroom	U	10'7x11'1
Bedroom	U	9'11x9'3
Full Bath	U	7'3x8'5
Utility Room	M	16'3x6'7

Public Remarks **Historic Home near the Allegheny River, bike trail & downtown activities. Vaulted 2nd floor ceiling, tiled bath with garden tub, plenty of closet space,**

Legal **POSS: Taxes based on assessed value, subject to change**

Directions **From V.C. Courthouse follow Liberty Street, to Ninth Street, turn left, property is on the right.**

SAC 2.5-3%	BBC 2.5-3%	TL	Agent Phone (814) 374-4398	Co-List Agent
Listing Agent Tamara Bell			Office Phone (814) 437-7954	Co-List Office
Listing Office Dale Wilson Real Estate				

Selling Price	Sold Financing	Closing Date
Selling Agent	Agent Phone	Co-Sell Agent
Selling Office	Office Phone	Co-Sell Office
Concessions		