



Some photos may be virtually staged

Detached Single MLS #: **08553968** List Price: **\$21,000**
 Status: **ACTV** List Date: **03/07/2014** Orig List Price: **\$25,000**
 Area: **1107** List Dt Rec: **03/10/2014** Sold Price:
 Address: **1215 Green St , Rockford, Illinois 61102**
 Directions: **State Street West to Stanley. South to Green. West to Property.**

Sold by:
 Closed: Contract: Lst. Mkt. Time: **95**
 Off Market: Financing: Points:
 Year Built: **1900** Blt Before 78: **Yes** Contingency:
 Dimensions: **50X156** Curr. Leased:
 Ownership: **Fee Simple** Subdivision: Model:
 Corp Limits: **Rockford** Township: **Rockford** County: **Winnebago**
 Coordinates: **N: S: E: W:** # Fireplaces:
 Rooms: **4** Bathrooms **1 / 0** (full/half): Parking: **Exterior Space(s)**
 Bedrooms: **2** Master Bath: **None** # Spaces: **Ext:2**
 Basement: **Full** Bsmnt. Bath: **No** Parking Incl. In Price:

Remarks: **Auction June 23-25! Charming 2 BR 1 Bath home. Excellent long term tenant in place. Subject auction terms. Suggested opening bid is \$21,000. Buyers Premium of 5%. Currently leased (\$515/mth) Exp: Oct-14. Refer to Auction website for more details: svnauctionworks dot com. This is one of a portfolio of several properties. Pre-Auction bids encouraged.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (205)	Amount: \$0	Amount: \$1,613.10	Waterfront: No
Junior High: (205)	Frequency: Not Applicable	PIN: 1122327009	Appx SF: 896
High School: (205)	Special Assessments: No	Mult PINs:	SF Source: Assessor
Other:	Special Service Area: No	Tax Year: 2012	Acreeage: 0.2361
	Master Association: No	Tax Exmps:	

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	12X16	Main Level			Master Bedroom	12X12	Main Level		
Dining Room		Not Applicable			2nd Bedroom	10X12	Main Level		
Kitchen	8X16	Main Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:
 Exterior Property Features:

Age: 100+ Years	Additional Rooms: No additional rooms	Roof:
Type: 1.5 Story	Garage Ownership:	Sewer: Sewer-Public
Style:	Garage On Site:	Water: Public
Exterior: Aluminum Siding	Garage Type:	Const Opts:
Air Cond: None	Garage Details:	General Info: None
Heating: Gas	Parking Ownership: Owned	Amenities:
Kitchen:	Parking On Site: Yes	Asmt Incl: None
Appliances:	Parking Details:	HERS Index Score:
Dining:	Driveway:	Green Discl:
Attic:	Foundation:	Green Rating Source:
Basement Details: Unfinished	Ext Bas/Fnd:	Green Feats:
Bath Amn:	Disability Access: No	Sale Terms:
Fireplace Details:	Disability Details:	Possession: Closing
Fireplace Location:	Exposure:	Occ Date:
Electricity:	Lot Size: Less Than .25 Acre	Walk Score®: 66 - Somewhat Walkable
Equipment:	Lot Desc:	

Agent Remarks: **Subject to terms of Auction. Buyers Premium is 5%. Suggested opening bid is \$21,000. Refer to Auction website for more details: http://www.svnauctionworks.com This is one of a portfolio of several area properties.**

Internet Listing: All	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	Agent Notices:
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Lock Box:
Coop Comp: 2% (on Net SP)	Add. Sales Info.: None	Special Comp Info: None
Showing Inst: Call, Text or Email David Coupe at 847-812-8414 or david.coupe@svn.com 24 hour notice please.	Cont. to Show?:	Expiration Date:
Mgmt. Co:	Contact Name:	Phone:
Owner: OOR	Ph #:	Agent Owned/Interest: No
Broker: Sperry Van Ness (18283)	Ph #: (312) 676-1866	Team:
List Agent: David Coupe (145768)	Ph #: (847) 812-8414	Email: david.coupe@svn.com