

**128 SR 682 - The Plains, OH 45780 -**

<b>MLS #:</b>	2430302	<b>File #:</b>	
<b>Status:</b>	Active	<b>Status Changed:</b>	01/12/2023
<b>List Price:</b>	<b>\$210,000</b>	<b>Org. List Price:</b>	\$210,000
<b>Listing Type:</b>	For Sale	<b>Style:</b>	
<b>Property Type:</b>	Commercial Building		
<b>Classification:</b>	Investment Property (Rental)		
<b>Zoning:</b>	Commercial		

**General Listing Information:**

<b>Gross Income Yr:</b>	\$0	<b>Net Income Yr:</b>	\$0	<b>Yr \$ of Goods:</b>	\$0
<b>Beds:</b>	4	<b>Sq Ft Total:</b>	0	<b>Acres:</b>	0.46
<b>Baths:</b>	2	<b>Sq Ft Main:</b>	0	<b>Lot Sq Ft:</b>	20,038
<b>Full Baths:</b>	0	<b>Sq Ft Level 2:</b>	0	<b>Lot Dim:</b>	
<b>1/2 Baths:</b>	0	<b>Sq Ft Lower:</b>	0	<b>Frontage:</b>	
<b>1/4 Baths:</b>	0	<b>Sq Ft Other:</b>	0	<b>Depth:</b>	
<b># Garage:</b>	0	<b>Sq Ft Unfinished:</b>	0	<b>Yr Built:</b>	1905
<b># Parking-Covered</b>	0	<b>Sq Ft Source:</b>		<b>Yr Remodeled:</b>	
<b># Parking-Uncover</b>	0	<b># Buildings:</b>	0		
<b>Total Rooms:</b>	8	<b># Housing Units:</b>	2		

**Location Information:**

<b>Address:</b>	128 SR 682 - The Plains, OH 45780	<b>School District:</b>	
<b>County:</b>	Athens	<b>Subdivision:</b>	
<b>Section:</b>		<b>Township:</b>	
<b>Taxes/Yr.:</b>	\$2,844.34	<b>Tax ID#:</b>	G010190301500
<b>GPS:</b>	N39° 22.732' W82° 8.152' -- Lat: 39.37886900, Lng: -82.13587390		
<b>Directions:</b>			

**Construction Information:**

<b>Construction:</b>	Siding-Aluminum	<b>Roof Type:</b>	Asphalt Shingle	<b>Foundation:</b>	Sandstone
<b>Heating:</b>	Furnace-Gas				
<b>Cooling:</b>	Window Unit				

**Comments/Remarks: 128 SR 682, N. Plains Road, The Plains, OH 45780**

**Public Desc.:** High Profile Location with incredible visibility from US33... This commercial half acre corner lot with approximately 170 feet of frontage on SR 682 and 140 feet of frontage on Mound Street is priced @ \$10.48 per sq.ft. This is a great price for a restaurant or any franchise retail endeavor. The lot is located across from The Plains BP Gas station, Rutland Bottle Gas, Buckley Bros. Inc.

**Utilities Services:**

**Utilities:** Contact Utility Company, Garbage Collection, Internet-Cable, Natural Gas, Power: AEP, Sewer: Municipal, Water: City/Public

**Features:**

**Features Prop.:** Storage Shed  
**Features Int.:** Flooring- Carpet, Flooring- Linoleum

Listed By: MARK SPEZZA - Classic Gold Real Estate

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:

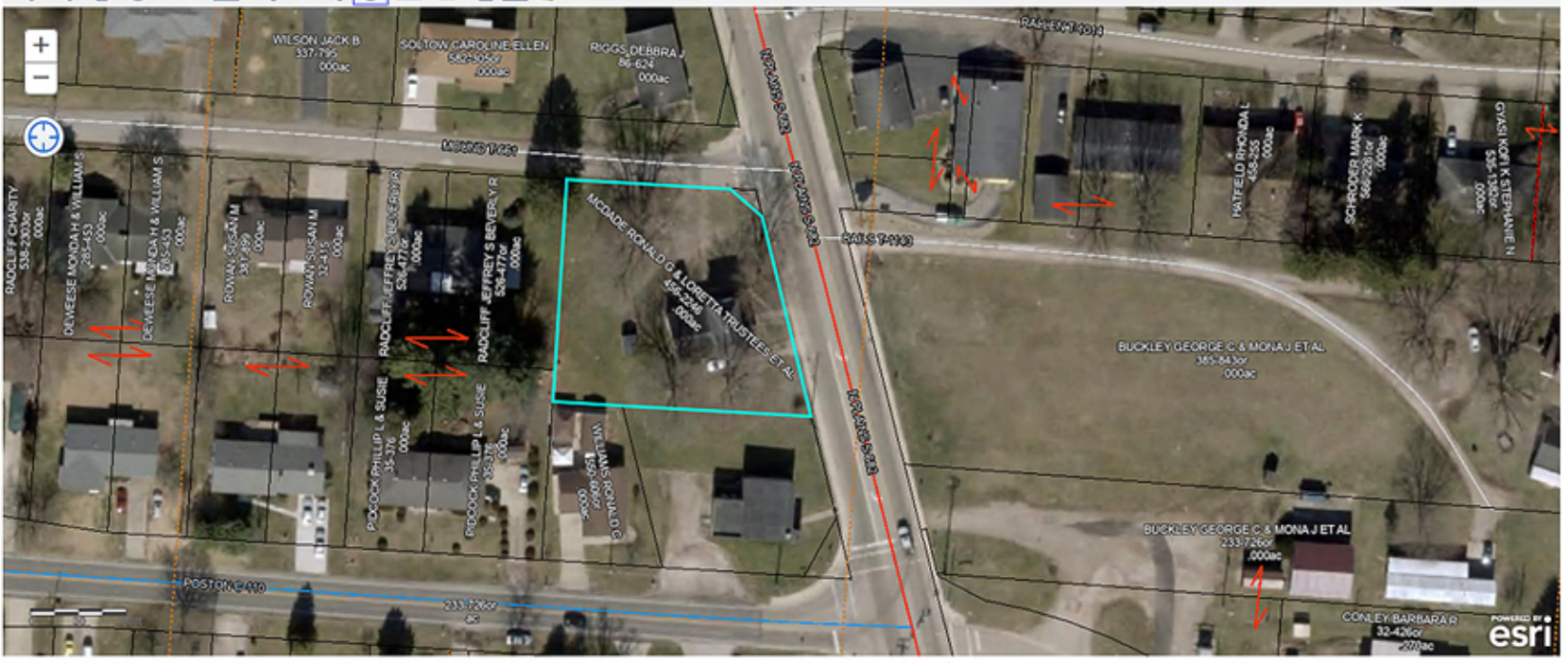


**MARK SPEZZA**  
 Classic Gold Real Estate  
 530 Richland Avenue  
 Athens, OH 45701

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 Toll-Free: (844) 533-1384  
 Fax: (740) 594-4213  
 mespezza@athens-oh.com  
 www.athens-oh.com











Rutland Bottle Gas

Buckley Brothers Inc  
Animal Feed store

bp

Valero

Beverage Drive Thru  
Beer store

128 N Plains Rd, The  
Plains, OH 45780  
13 min drive home

Dairy Ace Express  
Ice Cream

Mark Searles Auto Center  
Used car dealer

Hocking Valley Bank



**RESIDENTIAL PROPERTY RECORD CARD**

**ATHENS CO., OHIO**

Situs : 128 N PLAINS RD      Map ID: G01-01903015-00      LUC: 520-R - TWO FAMILY DWELLIN'      Card: 1 of 1      Tax Year: 2021      Printed: 12/13/22

CURRENT OWNER
MCDADE RONALD G & LORETTA TRUSTEES ET AL 28 A COOK DR ATHENS OH 45701
CAUV
Field Review Flag:

GENERAL INFORMATION	
Routing No.	
Class	Residential
Living Units	2
Neighborhood	00022001
District	
Zoning	
Alternate Id	
Tax District	Dover Township



Property Notes
PP AHED ADDRESS INCLUDES 1281/2 NC09 SPLIT TO 15.01
Note Codes:

Land Information				
Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 140 146			44,880
Total Acres: .4692      Legal Acres: 0.00      NBHD Fact: 1.0000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	15,710	44,880	44,880	0	0
Building	34,200	97,700	97,700	0	0
<b>Total</b>	<b>49,910</b>	<b>142,580</b>	<b>142,580</b>	<b>0</b>	<b>0</b>
Value Flag	Manual Override Reason Base Date of Value Effective Date of Value Owner Occupied				

Entrance Information			
Date	ID	Entry Code	Source
01/24/19	DLA	7-Left Door Hanger	3-Other
10/31/13	KAR	7-Left Door Hanger	3-Other
06/26/09	EDC	5-Estimated For Misc. Reasons	3-Other
06/16/06	JH	7-Left Door Hanger	3-Other
08/01/01	TEG	7-Left Door Hanger	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/08/11		2-Land & Building	4-Related Individuals Or Corporations	456/2246	CT-Certificate Of Title	MCDADE RONALD G & HARTMAN RALPH & PEGGY
12/22/03	185,000	2-Land & Building	0-Qualified			WILLIAMS H GEORGE & ILA M
01/05/99	90,000	2-Land & Building	0-Qualified			

Property Factors
Topo: 1-Level Utilities: 1-All Public Street/Road: 1-Paved Traffic: 3-Heavy

Legal Description
Parcel Tieback: Range - Township - Section: - - Legal Descriptions: SEC 19 SUR .450AC MP-02 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**ATHENS CO., OHIO**

Situs : 128 N PLAINS RD

Parcel Id: G01-01903015-00

LUC: 520-R - TWO FAMILY DWELLING,

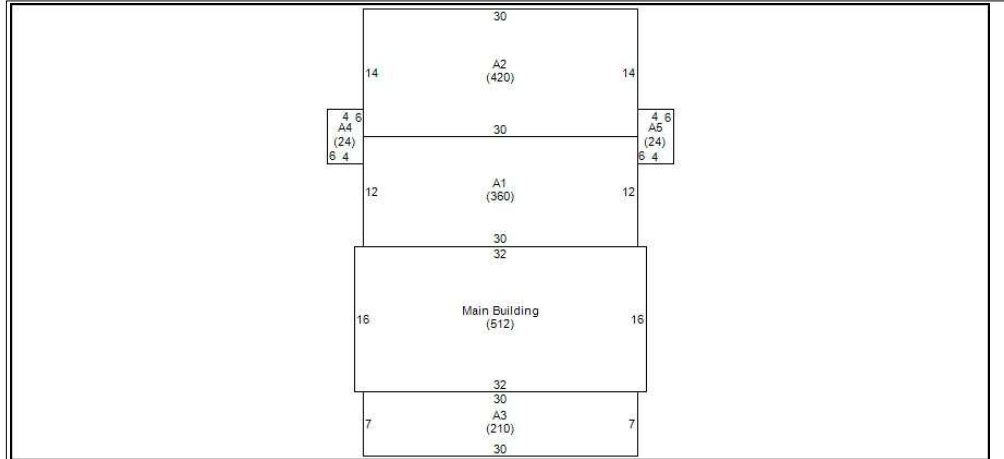
Card: 1 of 1

Tax Year: 2021

Printed: 12/13/22

**Dwelling Information**

<b>Story height</b> 2	<b>Total Rooms</b> 8
<b>Exterior Walls</b> 6-Alum/Vinyl	<b>Bedrooms</b> 4
<b>Style</b> 05-Old Style Two Story	<b>Family Rooms</b> 0
<b>Year Built</b> 1905	<b>Full Baths</b> 2
<b>Eff Year Built</b>	<b>Half Baths</b> 0
<b>Year Remodeled</b> 1975	<b>Addl. Fixtures</b> 4
<b>Kitchen Remod</b> 2-No	<b>Total Fixtures</b> 10
<b>Bath Remod</b> 2-No	
<b>Basement</b> 3-Part	
<b>Heat Type</b> 2-Basic	<b>Masonry Trim</b>
<b>Fuel Type</b> 2-Gas	<b>Unfinished Area</b>
<b>System Type</b>	<b>Rec Rm Size</b>
<b>Attic</b> 1-None	<b>FBLA Size</b>
<b>Phy. Condition</b>	<b>Openings</b> 0
<b>Int vs Ext</b> 2-Same	<b># Car Bsmt Gar</b> 0
<b>Stacks</b> 0	
<b>Pre-Fab</b>	
<b>Misc</b>	<b>Qty</b> 0
	0
<b>Grade</b> C0	<b>Functional</b>
<b>CDU</b> VG-VERY GOOD	<b>Economic</b>
<b>Market Adj</b>	<b>% Good Ovr</b>
<b>% Complete</b>	<b>NBHD Fact</b> 1
<b>Cost &amp; Design</b> 0	



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	CDU	%Comp	Value
0					512						
1		10			360						22,800
2		10			420						26,600
3		11			210						7,100
4		31			24						400
5		31			24						400

**Dwelling Computations**

<b>Base Price</b> 104,250	<b>% Good</b> 60
<b>Plumbing</b> 5,500	<b>Market Adj</b>
<b>Basement</b> -4,210	<b>Functional</b>
<b>Heating</b> 0	<b>Economic</b>
<b>Attic</b> 0	<b>% Complete</b>
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1
<b>Subtotal</b> 162,840	<b>Additions</b> 57,300
<b>Ground Floor Area</b> 512	
<b>Total Living Area</b> 1,804	<b>Dwelling Value</b> 97,700
<b>Building Notes</b>	

**Outbuilding Data**

Type	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
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**Condominium / Mobile Home Information**

<b>Complex Name</b>	<b>Number</b>
<b>Condo Model</b>	<b>Unit Type</b>
<b>Unit Number</b>	<b>Unit View</b>
<b>Unit Level</b>	<b>Model (MH)</b>
	<b>Model Make (MH)</b>

**Misc & Gross Bulding Values**

<b>Misc Building No</b> 0	<b>Misc Adjusted Value</b> 0
<b>Gross Building:</b>	

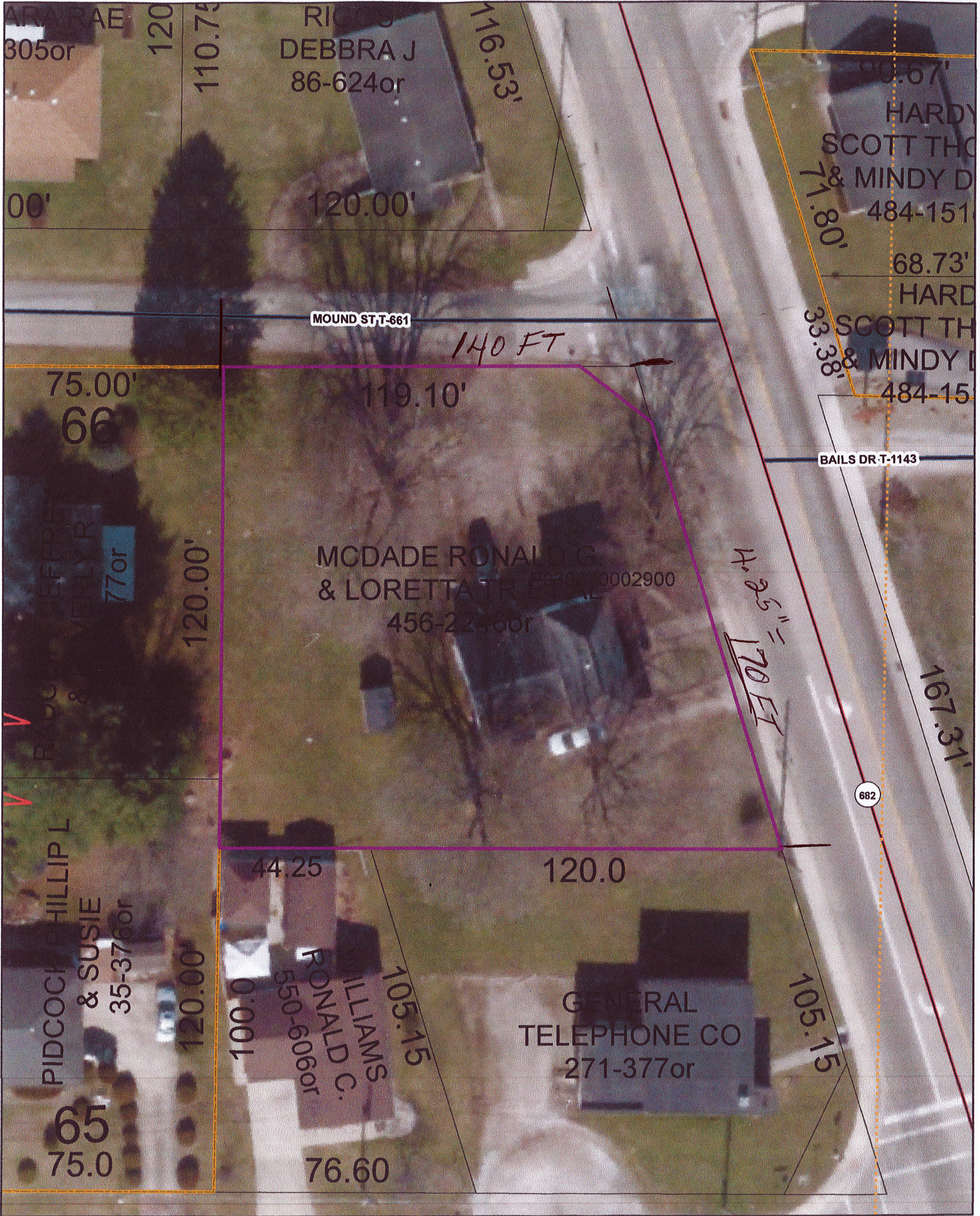


ATHENS COUNTY AUDITOR PLAT MAP

1 in = 35 feet

These maps are believed to be correct and are to show ownership only.

The Plains  
Dover Twp  
Sec 19  
T10-R14





FORM 501  
This Conveyance has been examined  
and the Grantor has complied with  
Section 319.202 of the Revised Code.

TUTBLANX REGISTERED U. S. PAT. OFFICE  
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05701

N. ~~004~~ Transfer Fee Paid \$ ~~372.00~~  
J. A. Thompson, Athens County Auditor  
By [Signature] Deputy Auditor  
\$ 50 trendy 1/27/4

Instrument 200400000720 OR Book Page 362 353

**FIDUCIARY'S DEED**  
Statutory Form  
(RC 5302.09)

**Ronald G. McDade and Loretta McDade as Co-Trustees of the Loretta McDade Revocable Living Trust dated August 25, 2000, grant with fiduciary covenants, to Harold N. Starkey, whose tax mailing address is 7032 N. Blackburn Road, Athens, Ohio 45701, an undivided one-half interest in the following real property:**

Located in Section 19, Dover Township, Athens County, Ohio and described as follows:

Beginning at an iron pin at the Northeast corner of Lot No. 66 in Gilbert Hartman Third Subdivision; thence along the south line of Mound Street South 85 degrees 31 minutes east 119.0 feet to the west line of State Route 682, thence along said West line, South 13 degrees 27 minutes East 147.10 feet to an iron pin, thence leaving said west line, North 85 degrees 31 minutes West 164.25 feet to an iron pin on the east line of Lot No. 65 in above mentioned subdivision, thence along the east line of Lots 65 and 66, North 4 degrees 29 minutes East 140.0 feet to the place of beginning, containing 0.455 acres.

Being a part of a tract last recorded in Volume 234, Page 360, Record of Deeds, Athens County, Ohio, "Note" 19856 square feet. Also see Volume 137, Page 325, Records of Deeds, Athens County, Ohio, Volume 299, Page 232, Athens County Deed Records.

Subject to easements, leases, rights-of-way, reservations and restrictions of record.

Parcel ID No.: G01-01903015-00

Commonly known as: 128 N. Plains Road, The Plains, Ohio 45780

Last Transfer: Volume 360, Page 1956, Official Records of Athens County, Ohio

EXECUTED this 26<sup>th</sup> day of January, of 2004.

[Signature]  
Ronald G. McDade, Co-Trustee of the  
Loretta McDade Revocable Living Trust  
dated August 25, 2000

[Signature]  
Loretta McDade, Co-Trustee of the  
Loretta McDade Revocable Living Trust  
dated August 25, 2000

STATE OF OHIO, COUNTY OF ATHENS, ss.:

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of January, 2004, by Ronald G. McDade and Loretta McDade as Co-Trustees of the Loretta McDade Revocable Living Trust dated August 25, 2000, the same being their voluntary act and deed.

[Signature]  
Notary Public

My Commission Expires:  
(seal)

Gerald A. Mollica  
Notary Public - State of Ohio  
Lifetime Appointment

THIS INSTRUMENT PREPARED BY:  
Gerald A. Mollica, Attorney at Law  
MOLLICA, GALL, SLOAN & SILLERY CO., L.P.A.  
35 North College Street, Athens, OH 45701

SEAL