



ADDRESS: 226 W PATIT AVE
GRANTOR: CLIFFORD & LAURA ROMIG
PARCEL #: 1-010-54-014-0000

SALE PRICE: **\$240,000.00**
GRANTEE: MARJORIE & JOSEPH O'COYNE

BRIEF LEGAL: BROOKLYN, LOTS 12, 13 & 14 BLK 54, LOT LINE ADJ 2K/641-643
LOT SIZE: 21,600 SQ. FT.

SALES INFO:	
REAL ESTATE EXCISE	27801
SALE DATE	8/2/2019
RECORDING NUMBER	43972
DEED TYPE	SWD

LAND CODE:	NUMBER OF ACRES:
DR17	
SITE	
TOTAL ACRES:	0

BLDG INFO:	HOUSE CLASS	GOOD
# OF STORIES	HOUSE CONDITION	AVG+
YEAR BUILT	CARPORT	YES
MANUFACTURED HOME	CARPORT SIZE	260 SQ. FT.
SIZE & MODEL	GARAGE	YES
# OF BEDROOMS	GARAGE SIZE	1,328 SQ. FT.
# OF BATHS	ATTACHED	NO
TYPE OF HEAT		
BUILT-INS		
REC ROOM		
MAIN FLOOR		
UPSTAIRS SQ. FT.		
BASEMENT		
PARTIAL OR FULL		
# SQ FT		
# SQ FT FINISHED		
	LAND ASSESSED	\$45,580.00
	BLDG ASSESSED	\$218,600.00
	TOTAL ASSESSED VALUE	\$264,180.00

ADDITIONAL INFO 2ND FLOOR OF GARAGE IS 465 SQ FT; 240 SQ FT COVERED PORCH; 100 SQ FT
PER MLS PORCH

COMMENTS: **Property Overview** - Appealing 1913 Craftsman home with a nice view of the Touchet River. This neat property sits on a half acre corner lot and boasts sweeping gardens and a two story, 1,800 s.f., garage with apartment - could be used for income? art studio? mother-in-law suite? The main home features four bedrooms and two baths, plus a large basement. Beautiful ceilings and floors in the dining and living rooms. Original trim throughout much of the home. With a little bit of touch up work here and there, this will once again be one of Dayton's shining stars!

PREVIOUS SALES HISTORY:		
DATE	1/21/2014	3/11/1993
EXCISE	26254	10003
RECORDING #	37983	2T/039
PRICE	\$284,500	\$87,267
FROM/TO	EATON TO ROMIG	MARTIN TO EATON