

54 S WILLIAMS ST**FRANKFORT**

Office # **1414**
 MLS # **14584**
 Zip 46041
 Status ACTIVE
 Area FRANKFORT CORP
 Owner UNROE
 Tenant No

**\$52,900**

Address 2
 #Rooms 4
 #Bedrooms 2
 #Full Baths 1
 #Half Baths 0
 Approx. SQFT **851**
 Source ASSESSOR
 Basement Yes
 Elem. School New South
 Avg. Heat/Mo. 60
 Avg. Elect/Mo.
 Avg. Water/Mo.

Annual Tax 258.28
 Tax Year 2009
 Land Valuation 7300
 Imp. Valuation 39000
 Exempt \$ 35002
 Assoc Dues \$
 DOM 878
 Terms CASH TO SELLER

Listing Office 1 **JOE RISSE REALTY, INC.**
 Office Phone (765) 654-8892
 Listing Agent **GREG RISSE - Cell: (765) 242-3590**

Listing Agent 2

Lot Size	42' x 66'	Style	1 Story
# Acres	0.07	YR Built	1940
Water	Public	Garage Cap.	1.00
Sewer	Public	Garage	Attached, Garage Door
Fence	Partial	Garage SqFt	171
TV Hookup	Satellite	Driveway	Concrete
Patio		Attic	Scuttle
Porch		Roof Type	Shingle
Pool		Roof YR	2000
Heat Type	Forced Air	Amps	60
Heat Fuel	Gas-Natural	Fireplace	None
Air Cond.	Central Air	# Closets	6
Windows	Single-Hung, Double-Hung,	Screens	Partial Screens
Storm Wnd.	Aluminum		
Water Htr.	40-Gallon, Gas-Natural	Wnd. Treatmnts.	Curtains, Drapes

Ext. Walls	Vinyl	Appliances:	Range, Refrigerator
Int. Walls	Plaster		
Foundation	Block		

	ROOM SIZE	LEVEL	FLOOR
Bedroom 1	11' x 11'	1	CARPET
Bedroom 2	9' x 11'	1	CARPET
Bedroom 3			
Bedroom 4			
Bedroom 5			
Full Bath 1	6' x 9'	1	TILE
Full Bath 2			
Half Bath 1			
Kitchen	7'6" x 11'	1	VINYL
Dining	6' x 8'6"	1	CARPET
Living Room	14'6" x 15'	1	CARPET
Family			
Den/Study			
Office			
Utility Room			
Other Room 1			
Other Room 2			

Information deemed reliable, but not warranted.

Remarks This petite and easy to maintain home is in great condition. New 100 amp electric service 3/2009. Range and refrigerator included. Partial basement with shower area. Attached garage plus carport. Small house and small lot equals easy to care for! Perfect for the downsizer or first home! Call today to take a look.

Financial Comments 3000 Mtg, 24,650 Hmstd CAN BE SEEN ON SHORT NOTICE.

Possession	Day of Final Closing	Commission: BA	3
Showing Instr.	No Restrictions	Variable (Y/N)	Y
County	Clinton	Original Price	\$59,900
Zoning	D RESICENCE	Lockbox (Y/N)	
Legal	AH Southards Addition, Center part of Lot #8		
Tax ID #	121011162009000021		

MLS Data Courtest of
JOE RISSE
 REALTY INC.
 www.joerisse.com

765-654-8892