

**5240 E ST RD 28****FRANKFORT**

Office # **1556**  
 MLS # **15155**  
 Zip 46041  
 Status ACTIVE  
 Area MICHIGAN  
 Owner FORNEY TRUST  
 Tenant No

**\$74,900**

Address 2  
 #Rooms 5  
 #Bedrooms 2  
 #Full Baths 1  
 #Half Baths 0  
 Approx. SQFT **1092**  
 Source ASSESSOR  
 Basement No  
 Elem. School Clinton Central  
 Avg. Heat/Mo. 60  
 Avg. Elect/Mo.  
 Avg. Water/Mo.

Annual Tax 18.70  
 Tax Year 2009  
 Land Valuation 13300  
 Imp. Valuation 87600  
 Exempt \$ 83890  
 Assoc Dues \$  
 DOM 362  
 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

				<b>ROOM SIZE</b>	<b>LEVEL</b>	<b>FLOOR</b>	
			<b>Bedroom 1</b>	12'6 X 13'	1	CARPET	
			<b>Bedroom 2</b>	11' X 11'6"	1	CARPET	
			<b>Bedroom 3</b>				
			<b>Bedroom 4</b>				
			<b>Bedroom 5</b>				
Lot Size	100' X 217'8"	Style	Ranch	<b>Full Bath 1</b>	5' X 8'	1	CARPET
# Acres	0.50	YR Built	1955	<b>Full Bath 2</b>			
Water	Shared Well	Garage Cap.	2.00	<b>Half Bath 1</b>			
Sewer	Septic	Garage	Attached, Garage Door Opener	<b>Kitchen</b>	8'6 X 22'	1	TILE
Fence	None	Garage SqFt	20X24-480	<b>Dining</b>			
TV Hookup		Driveway	Asphalt, Shared	<b>Living Room</b>	13' X 20'	1	CARPET
Patio	None	Attic		<b>Family</b>			
Porch	Stoop	Roof Type	Shingle	<b>Den/Study</b>	10' X 16'	1	CLAY TILE
Pool		Roof YR	1995	<b>Office</b>			
Heat Type	Forced Air	Amps	100	<b>Utility Room</b>			
Heat Fuel	Gas-Natural	Fireplace	One, Den/Study,	<b>Other Room 1</b>			
Air Cond.	Central Air	# Closets	4	<b>Other Room 2</b>			
Windows	Double-Hung, Wood	Screens	Yes				
Storm Wnd.	Aluminum						
Water Htr.	50-Gallon, Electric	Wnd. Treatmnts.					
Ext. Walls	Aluminum, Stone	Appliances:	Range, Refrigerator, Washer, Dryer				
Int. Walls	Plaster						
Foundation	Block						

**Information deemed reliable, but not warranted.**

**Remarks** Cozy 2 bedrm, 1 bath home on 1/2 acre. Spacious living rm, and kitchen. Den with wood burning fireplace. Built-in linen storage in hall. Built-in bookcases in entry/living rm. Updated elect. 50gal hot water htr. Washer & dryer will stay. Call today to take a look!

Financial Comments SHORT NOTICE OK. Taxes will be more with just Hmst & Mortg. exempts.

Possession Day of Final Closing  
 Showing Instr. Appointment Required, No  
 County **Clinton**  
 Zoning A1 AGRICULTURE  
 Legal SW NW S10-T21N-R1E .50AC  
 Tax ID # **121110153004000010**

Commission: BA 3  
 Variable (Y/N) Y  
 Original Price \$84,900  
 Lockbox (Y/N)

MLS Data Courtest of  
**JOE RISSE**  
 REALTY INC.  
 www.joerisse.com  
**765-654-8892**