

# 1151 N GENTRY ST

# FRANKFORT

Office # **1651**  
 MLS # **15427**  
 Zip 46041  
 Status ACTIVE  
 Area FRANKFORT CORP  
 Owner LAFAYETTE B & T  
 Tenant Yes



**\$24,900**

Address 2  
 #Rooms 5  
 #Bedrooms 3  
 #Full Baths 1  
 #Half Baths 0  
 Approx. SQFT **936**  
 Source ASSESSOR  
 Basement No  
 Elem. School Suncrest  
 Avg. Heat/Mo.  
 Avg. Elect/Mo.  
 Avg. Water/Mo.

Annual Tax 1077.98  
 Tax Year 2009  
 Land Valuation 9100  
 Imp. Valuation 44400  
 Exempt \$ 0  
 Assoc Dues \$  
 DOM 102  
 Terms CASH TO SELLER

Listing Office 1 **JOE RISSE REALTY, INC.**  
 Office Phone (765) 654-8892  
 Listing Agent **JOHN MILHOLLAND - Cell: (765) 242-3460**

Listing Agent 2

Lot Size	61 X 82	Style	1 Story
# Acres	0.10	YR Built	1963
Water	Public	Garage Cap.	0.00
Sewer	Public	Garage	Carport-Attached
Fence	None	Garage SqFt	
TV Hookup	Cable	Driveway	Concrete
Patio	None	Attic	
Porch		Roof Type	Shingle
Pool		Roof YR	
Heat Type	Forced Air	Amps	100
Heat Fuel	Gas-Natural	Fireplace	None
Air Cond.	None	# Closets	4
Windows	Single-Hung, Aluminum	Screens	Partial Screens
Storm Wnd.		Wnd. Treatmnts.	
Water Htr.	40-Gallon		
Ext. Walls	Wood	Appliances:	
Int. Walls	Drywall		
Foundation	Block		

	ROOM SIZE	LEVEL	FLOOR
<b>Bedroom 1</b>	12' X 12'	1	
<b>Bedroom 2</b>	12' X 12'	1	
<b>Bedroom 3</b>	12' X 12'	1	
<b>Bedroom 4</b>			
<b>Bedroom 5</b>			
<b>Full Bath 1</b>		1	
<b>Full Bath 2</b>			
<b>Half Bath 1</b>			
<b>Kitchen</b>	12' X 14'	1	CARPET
<b>Dining</b>			
<b>Living Room</b>	12' X 18'	1	CARPET
<b>Family Den/Study</b>			
<b>Office</b>			
<b>Utility Room</b>			
<b>Other Room 1</b>			
<b>Other Room 2</b>			

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



**Remarks** This home is larger than it appears. Would be good starter or income property. 3 bedrms, 1 bath, lg living rm & kitchen. Bank owned property is being sold AS IS.

Financial Comments 24 HR NOTICE FOR SHOWINGS, PLEASE.

Possession	Day of Final Closing	Commission: BA	2.5
Showing Instr.	Appointment Required	Variable (Y/N)	N
County	<b>Clinton</b>	Original Price	\$39,900
Zoning	C RESIDENCE	Lockbox (Y/N)	
Legal	PT SE S3-T21N-R1W		
Tax ID #	<b>121003406009000021</b>		

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