

**1463 E CLINTON ST****FRANKFORT**

Office # **1646**  
 MLS # **15420**  
 Zip 46041  
 Status ACTIVE  
 Area FRANKFORT CORP  
 Owner LAFAYETTE B & T  
 Tenant Yes

**\$22,900**

Address 2  
 #Rooms 5  
 #Bedrooms 2  
 #Full Baths 1  
 #Half Baths 0  
 Approx. SQFT **840**  
 Source ASSESSOR  
 Basement Yes

Elem. School New South

Avg. Heat/Mo.  
 Avg. Elect/Mo.  
 Avg. Water/Mo.

Annual Tax 929.00  
 Tax Year 2009  
 Land Valuation 11600  
 Imp. Valuation 34300  
 Exempt \$ 0  
 Assoc Dues \$  
 DOM 107  
 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	44 X 132	Style	1 Story
# Acres	0.13	YR Built	1905
Water	Public	Garage Cap.	0.00
Sewer	Public	Garage	None
Fence		Garage SqFt	16X14
TV Hookup	Cable	Driveway	
Patio		Attic	Stairs
Porch	Covered	Roof Type	Shingle
Pool		Roof YR	
Heat Type	Forced Air	Amps	60
Heat Fuel	Gas-Natural	Fireplace	None
Air Cond.	Central Air	# Closets	4
Windows	Single-Hung, Wood	Screens	Partial Screens
Storm Wnd.	Wood		
Water Htr.	40-Gallon	Wnd. Treatmnts.	

Ext. Walls	Wood	Appliances:	
Int. Walls	Drywall		
Foundation	Block		

**Bedroom 1**  
**Bedroom 2**  
**Bedroom 3**  
**Bedroom 4**  
**Bedroom 5**

**Full Bath 1**  
**Full Bath 2**  
**Half Bath 1**

**Kitchen**  
**Dining**  
**Living Room**  
**Family**  
**Den/Study**  
**Office**

**Utility Room**  
**Other Room 1**  
**Other Room 2**

**ROOM SIZE LEVEL FLOOR****Information deemed reliable, but not warranted.**

**Remarks** Good East side location. Property is bank owned and being sold AS IS - inspections welcome, but seller will make no repairs. There is a utility shed that could be used for storage or garage.

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	\$45,000
Zoning	B RESIDENCE	Lockbox (Y/N)	
Legal	KELLEY ADDN LOT 114		
Tax ID #	<b>121011255008000021</b>		

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

**765-654-8892**