

610 MELODY LANE

FRANKFORT

Office # **1631**
 MLS # **15380**
 Zip 46041
 Status ACTIVE
 Area FRANKFORT CORP
 Owner CONKRIGHT ESTATE
 Tenant No



\$104,500

Address 2
 #Rooms 7
 #Bedrooms 4
 #Full Baths 2
 #Half Baths 0
 Approx. SQFT **1484**
 Source ASSESSOR
 Basement No

Elem. School New South

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

Annual Tax 471.13
 Tax Year 2008
 Land Valuation 19900
 Imp. Valuation 78600
 Exempt \$ 76205
 Assoc Dues \$

Terms CASH TO SELLER

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

Listing Agent 2

Lot Size	82' X 165'	Style	Ranch
# Acres	0.31	YR Built	1966
Water	Public	Garage Cap.	2.00
Sewer	Public	Garage	Attached, Heated
Fence	None	Garage SqFt	20X24
TV Hookup	Cable	Driveway	Concrete
Patio	Open	Attic	
Porch	Stoop	Roof Type	Shingle
Pool		Roof YR	
Heat Type	Forced Air	Amps	100
Heat Fuel	Gas-Natural	Fireplace	None
Air Cond.	Central Air	# Closets	6
Windows	Double-Hung, Wood	Screens	
Storm Wnd.			
Water Htr.	40-Gallon, Gas-Natural	Wnd. Treatmnts.	Blinds

Ext. Walls Brick
 Int. Walls Drywall, Paneled
 Foundation Block

	ROOM SIZE	LEVEL	FLOOR
Bedroom 1	11' X 12'6"	1	CARPET
Bedroom 2	11' X 12'	1	CARPET
Bedroom 3	9' X 10'	1	CARPET
Bedroom 4	10'6" X 11'	1	CARPET
Bedroom 5			
Full Bath 1	5' X 8'6"	1	VINYL
Full Bath 2	5' X 8'6"	1	VINYL
Half Bath 1			
Kitchen	9' X 15'	1	TILE
Dining			
Living Room	13' X 17'	1	CARPET
Family	12' X 15'	1	CARPET
Den/Study			
Office			
Utility Room	3' X 6'	1	TILE
Other Room 1			
Other Room 2			

Appliances:
 Range, Refrigerator, Washer/Dryer Hookup

Information deemed reliable, but not warranted.

Remarks This brick ranch style home offers you 4 bedrms & 2 full baths. Spacious living rm, nice family rm, large eat-in kitchen. Bedrm #3 & bath #1 have skylights. Finished, heated 2 car att garage. Nice location, large lot. Call today to take a look!

Financial Comments SHORTER NOTICE OK.

Possession Negotiable
 Showing Instr. Appointment Required, No
 County **Clinton**
 Zoning A RESIDENCE
 Legal RISSSES ADDN 2ND SEC LOT 31
 Tax ID # **121012351017000021**



765-654-8892