

# 552 E WASHINGTON ST

# FRANKFORT

Office # **1685**  
 MLS # **15554**  
 Zip 46041  
 Status NEW  
 Area FRANKFORT CORP  
 Owner GOAR  
 Tenant No  
 Annual Tax 237.64  
 Tax Year 2009  
 Land Valuation 10400  
 Imp. Valuation 34100  
 Exempt \$ 32930  
 Assoc Dues \$  
 DOM 5  
 Terms CASH TO SELLER



## \$29,900

Address 2  
 #Rooms 5  
 #Bedrooms 3  
 #Full Baths 1  
 #Half Baths 0  
 Approx. SQFT **1154**  
 Source ASSESSOR  
 Basement No  
 Elem. School Suncrest  
 Avg. Heat/Mo.  
 Avg. Elect/Mo.  
 Avg. Water/Mo.

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 43' X 100'  
 # Acres 0.10  
 Water Public  
 Sewer Public  
 Fence None  
 TV Hookup Cable  
 Patio None  
 Porch Covered  
 Pool  
 Heat Type Forced Air  
 Heat Fuel Gas-Natural  
 Air Cond. None  
 Windows Single-Hung  
 Storm Wnd.  
 Water Htr. 40-Gallon, Electric

Style 1 Story  
 YR Built 1900  
 Garage Cap. 1.00  
 Garage Detached  
 Garage SqFt 16' X 18'  
 Driveway  
 Attic  
 Roof Type Shingle  
 Roof YR  
 Amps 200  
 Fireplace None  
 # Closets 3  
 Screens  
 Wnd. Treatmnts.

Ext. Walls Wood  
 Int. Walls Drywall, Plaster  
 Foundation Block

Appliances:

	ROOM SIZE	LEVEL	FLOOR
<b>Bedroom 1</b>	13' X 15'	1	CARPET
<b>Bedroom 2</b>	13' X 10'	1	CARPET
<b>Bedroom 3</b>	12' X 11'	1	CARPET
<b>Bedroom 4</b>			
<b>Bedroom 5</b>			
<b>Full Bath 1</b>	F	1	VINYL
<b>Full Bath 2</b>			
<b>Half Bath 1</b>			
<b>Kitchen</b>	14' X 10'	1	VINYL
<b>Dining</b>			
<b>Living Room</b>	14' X 16'	1	VINYL
<b>Family</b>			
<b>Den/Study</b>			
<b>Office</b>			
<b>Utility Room</b>	5' X 10'	1	VINYL
<b>Other Room 1</b>			
<b>Other Room 2</b>			

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



**Remarks** Affordable property has some upgrades finished including 200 amp elect service and updated kitchen. 3 good sized bedrms, 1 full bath, lg living rm & kitchen. 1 car det. garage. Would be a nice investment property. A little time and money and you've got a nice home! Call today to take a look.

Financial Comments MAY BE SEEN ON SHORT NOTICE.

Possession Day of Final Closing  
 Showing Instr. Appointment Required, No  
 County **Clinton**  
 Zoning D RESICENCE  
 Legal AUGHES ADD PT LTS 6,7,& 8  
 Tax ID # **121010280006000021**

Commission: BA 2.5  
 Variable (Y/N) Y  
 Original Price \$29,900  
 Lockbox (Y/N)

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