



**ADDRESS:** 245 MESSNER RD  
**GRANTOR:** DONALD & SHERRY MASON  
**PARCEL #:** 2-011-39-019-4410

**SALE PRICE:** \$299,000.00  
**GRANTEE:** BRIAN & HEATHER CLARYS

**BRIEF LEGAL:** TAX 1, FRAC SE 1/4 SE 1/4  
**LOT SIZE:** 7 AC

SALES INFO:	
REAL ESTATE EXCISE	27073
SALE DATE	1/20/2017
RECORDING NUMBER	41175
DEED TYPE	SWD

LAND CODE:	NUMBER OF ACRES:
CRESRE Z53	6
SITE	1
<b>TOTAL ACRES:</b>	<b>7</b>

**HOUSE INFO:**  
# OF STORIES 1  
YEAR BUILT 1964  
MANUFACTURED HOME NO  
SIZE & MODEL  
# OF BEDROOMS 3  
# OF BATHS 2  
TYPE OF HEAT HOT WATER RADIATED  
BUILT-INS HOOD & FAN; RANGE/OVEN; FIREPLACE; DISHWASHER  
REC ROOM YES  
MAIN FLOOR 2,029 SQ. FT.  
UPSTAIRS SQ. FT.  
BASEMENT YES  
PARTIAL OR FULL PARTIAL  
# SQ FT 1,824 SQ. FT.  
# SQ FT FINISHED 1,824 SQ. FT.

HOUSE CLASS GOOD  
HOUSE CONDITION AVG  
CARPORT NO  
CARPORT SIZE  
GARAGE YES  
GARAGE SIZE 437 SQ. FT.  
ATTACHED YES  
LAND ASSESSED \$63,800.00  
BLDG ASSESSED \$229,160.00  
**TOTAL ASSESSED VALUE \$292,960.00**

**ADDITIONAL INFO:** 183 SQ FT COVERED PATIO; 49 SQ FT PORCH; 3200 SQ FT SHOP; 2600 SF BARN/SHOP  
**COMMENTS:** BASEMENT FEATURES PARTIAL KITCHEN, REC ROOM, 2 BEDROOMS BUT WINDOWS NOT TO CODE. ADDITIONAL BATH IN BASEMENT

PREVIOUS SALES HISTORY:			
DATE	3/28/2013	1/31/2005	
EXCISE	26051	23887	
RECORDING #	36884	24182	
PRICE	\$275,000	\$209,000	
FROM/TO	BLOM TO MASON	HILT TO BLOM	