

**602 N 4th Street, Le Sueur, MN 56058**



Status: **Active**

List Price: **\$69,000**

Original List Price: **\$69,000**

Map Page: **212**

Map Coord: **D3**

Directions: **N 4th Street to Elm Street**

|                             |                         |              |                 |
|-----------------------------|-------------------------|--------------|-----------------|
| Style:                      | <b>(SF) Two Stories</b> | Year Built:  | <b>1920</b>     |
| Const Status:               | <b>Previously Owned</b> | Bedrooms:    | <b>4</b>        |
| Foundation Size:            | <b>994</b>              | Total Baths: | <b>2</b>        |
| Above Ground Finished SqFt: | <b>1,834</b>            | Garage:      | <b>0</b>        |
| Below Ground Finished SqFt: | <b>0</b>                | Acres:       | <b>0.27</b>     |
| Total Finished SqFt:        | <b>1834</b>             | Lot Size:    | <b>50 X 235</b> |
|                             |                         | Fire #:      |                 |

**TAX INFORMATION**

|               |                  |
|---------------|------------------|
| Property ID:  | <b>215900160</b> |
| Tax Year:     | <b>2011</b>      |
| Tax Amt:      | <b>\$1,292</b>   |
| Assess Bal:   | <b>\$0</b>       |
| Tax w/assess: | <b>\$1,292</b>   |
| Assess Pend:  | <b>No</b>        |
| Homestead:    | <b>No</b>        |

List Date: **2/2/12**      Received By MLS: **2/2/12**      Days On Market: **4**

**General Property Information**

|                     |   |                            |
|---------------------|---|----------------------------|
| Legal Description:  | <b>QUACK &amp; BORIGHT ADDN Lot-016 Block-002</b> |                            |
| County:             | <b>Le Sueur</b>                                   |                            |
| School District:    | <b>2397 - Lesueur-Henderson, 507-665-8828</b>     |                            |
| Complex/Dev/Sub:    | <b>Quackenbush &amp; Borights Additio</b>         | Common Wall: <b>No</b>     |
| Restrictions/Covts: |   |                            |
| Lot Description:    | <b>Corner Lot</b>                                 |                            |
| Assoc Mgmt Comp:    |   | Assoc Mgmt Co Phone #:     |
| Road Frontage:      | <b>City, Paved Streets, Curbs</b>                 |                            |
| Zoning:             | <b>Residential-Multi-Family</b>                   | Accessibility: <b>None</b> |

**Remarks**

Agent Remarks: **2 story 4 BR, 2 bath currently used as a duplex - currently rented: 24 hour notice for showings**

Public Remarks: **2 Story, 4 BR, 2 bath currently used as a duplex. Easily converted back to single family.**

**Structure Information**

| Room   | Level | Dimen | Other Rooms    | Level | Dimen | Heat:                       |
|--|-------|-------|----------------|-------|-------|-----------------------------|
| Living Rm  | Main  |       | Second Kitchen | Upper |       | <b>Hot Water</b>            |
| Dining Rm  | Main  |       |                |       |       | <b>Natural Gas</b>          |
| Family Rm  | Upper |       |                |       |       | <b>None</b>                 |
| Kitchen  | Main  |       |                |       |       | <b>City Water/Connected</b> |
| Bedroom 1  | Main  |       |                |       |       | <b>City Sewer/Connected</b> |
| Bedroom 2  | Main  |       |                |       |       | Garage Stalls: <b>0</b>     |
| Bedroom 3  | Upper |       |                |       |       | Garage Stall #:             |
| Bedroom 4  | Upper |       |                |       |       | Other Parking:              |
| <b>Bathrooms:</b> Total: <b>2</b> Full: <b>2</b> |       |       |                |       |       | Pool:                       |
| 3/4: <b>0</b> 1/2: <b>0</b> 1/4: <b>0</b>        |       |       |                |       |       |                             |

Bath Description: **Main Floor Full Bath, Upper Level Bath**

Dining Room Desc:

Family Room Char:

Fireplaces: **0**      Fireplace Characteristics:

Appliances: **Range, Refrigerator**

Basement: **Partial**

Exterior: **Wood**

Fencing:

Roof:

**602 N 4th Street, Le Sueur, MN 56058**

Amenities-Unit: **Porch**  
 Parking Char: **None**

**Financial****Cooperating Broker Compensation**

Buyer Broker Comp: **2.25 %**      Sub-Agent Comp: **2.25 %**      Facilitator Comp: **2.25 %**  
 Variable Rate: **N**      List Type: **Exclusive Right**

In Foreclosure?: **No**  
 Lender Owned?: **No**  
 Potential Short Sale?: **No**  
 Owner is an Agent?: **No**  
 Sellers Terms:  
 Existing Fin:

Listing Agent: **Ramona L. Schlueter 507-665-8813**  
 Listing Office: **Schlueter Realty**      Appt Phone:      Office Phone: **507-665-8813**  
 Co-List Agent: **Scott A. Schlueter 507-317-7751**

This Report Prepared By: **Scott A. Schlueter 507-317-7751**

**Listing History**

| <u>MLS#</u> | <u>Field</u> | <u>Date Stamp</u> | <u>Old Value</u> | <u>New Value</u> | <u>Property Type</u> |
|-------------|--------------|-------------------|------------------|------------------|----------------------|
| 3987017     | Status       | 11/02/2010        | INCOM            | ACT              | Multi-Family         |
| 3987017     | ListPrice    | 11/02/2010        |                  | 69000.00         | Multi-Family         |
| 3987017     | Status       | 05/02/2011        | ACT              | EXP              | Multi-Family         |
| 3987017     | Status       | 05/05/2011        | EXP              | ACT              | Multi-Family         |
| 3987017     | Status       | 11/02/2011        | ACT              | EXP              | Multi-Family         |
| 3987017     | Status       | 11/02/2011        | EXP              | ACT              | Multi-Family         |
| 4119608     | Status       | 02/02/2012        | INCOM            | ACT              | Single Family        |
| 4119608     | ListPrice    | 02/02/2012        |                  | 69000.00         | Single Family        |

602 N 4th Street, Le Sueur, MN 56058

## LESU - Le Sueur County Tax Report

**602 N 4Th St, Le Sueur, MN 56058-1414**

**PID#:** 215900160

**PLAT Property Type:** Residential

**Tax Year:** 2010

**General Property Information**

|                                |  |                     |               |
|--------------------------------|--|---------------------|---------------|
| <b>Subdivision (Addition):</b> | QUACK & BORIGHT ADDN                   | <b>Lot/Block:</b>   | 016/002       |
| <b>Postal City:</b>            |  | <b>Parcel Size:</b> |               |
| <b>School District:</b>        | 2397 - Lesueur-Henderson               | <b>Hmstd Code:</b>  | Non Homestead |
| <b>Cnty Prop Type Code:</b>    | 206                                    | <b>Year Built:</b>  | 1900          |
| <b>Acres:</b>                  | 0.00                                   |                     |               |
| <b>Legal Description:</b>      | QUACK & BORIGHT ADDN Lot-016 Block-002 |                     |               |

**Owner/Taxpayer Information**

**Owner Name & Address:** Scott Thoms  
**Taxpayer Name & Address:** Scott & Steve Thoms  
 501 E Pearl St, Kasota, MN 56050

**Market Values/Taxes/Subrecord**

|                             |          |                      |            |                                |           |
|-----------------------------|----------|----------------------|------------|--------------------------------|-----------|
| <b><u>Market Values</u></b> |          | <b><u>Taxes</u></b>  |            | <b><u>Subrecord Status</u></b> |           |
| <b>Land:</b>                | \$29,700 | <b>Base Tax:</b>     | \$1,344.00 | <b>Watershed:</b>              |           |
| <b>Building:</b>            | \$51,100 | <b>Assess Amt:</b>   | \$16.00    | <b>Delinquent Status:</b>      |           |
| <b>Total:</b>               | \$80,800 | <b>Tax w/ Asmnt:</b> | \$1,360.00 | <b>Green Acres/G.A. SqFt:</b>  | 0.00/0.00 |

**Sales Information**

**Most Recent Sale Date:** 03/30/2007 **Most Recent Sale Price:** \$97,500 **Most Recent Sale Code:**

**Detailed Dwelling Characteristics**

|                         |       |                         |                 |                        |        |
|-------------------------|-------|-------------------------|-----------------|------------------------|--------|
| <b>Gross Bldg SqFt:</b> | 1,126 | <b>Building Style:</b>  |                 | <b>Tot Beds/Baths:</b> | 4/2.00 |
| <b>Livable SqFt:</b>    | 1,332 | <b>No. of Stories:</b>  |                 | <b>Fam/Livng Rm:</b>   |        |
| <b>1st Floor SqFt:</b>  |       | <b>Building Shape:</b>  |                 | <b>Dining/Oth Rm:</b>  |        |
| <b>2nd Floor SqFt:</b>  |       | <b>Bldg Condition:</b>  | Average         | <b>Kitchen:</b>        |        |
| <b>Basement SqFt:</b>   |       | <b>Bldg Const:</b>      |                 | <b>Fireplaces:</b>     |        |
| <b>Garage SqFt:</b>     |       | <b>Garage Type/Cap:</b> | /0              | <b>Heat:</b>           |        |
| <b>Deck SqFt:</b>       | 0     | <b>Roof Type/Cover:</b> | Gambrel/Asphalt | <b>Air Cond:</b>       |        |
| <b>Porch SqFt:</b>      |       | <b>Exterior Walls:</b>  | Wood            | <b>Total Rooms:</b>    |        |
| <b>Pool/Pool SqFt:</b>  | N/0   | <b>Interior Walls:</b>  |                 | <b>Lot Zoning:</b>     | R      |
| <b>Foundation Size:</b> | 994   | <b>Lot Size:</b>        | 50 X 235        |                        |        |

**Room Locations**

|                   |             |              |              |              |                    |             |              |              |              |                   |             |              |              |              |
|-------------------|-------------|--------------|--------------|--------------|--------------------|-------------|--------------|--------------|--------------|-------------------|-------------|--------------|--------------|--------------|
| <b>Room Type</b>  | <b>Bsmt</b> | <b>Fir 1</b> | <b>Fir 2</b> | <b>Fir 3</b> | <b>Room Type</b>   | <b>Bsmt</b> | <b>Fir 1</b> | <b>Fir 2</b> | <b>Fir 3</b> | <b>Room Type</b>  | <b>Bsmt</b> | <b>Fir 1</b> | <b>Fir 2</b> | <b>Fir 3</b> |
| <b>Bedrooms:</b>  |             |              |              |              | <b>Baths Full:</b> |             |              |              |              | <b>Kitchen:</b>   |             |              |              |              |
| <b>Family Rm:</b> |             |              |              |              | <b>Baths 3/4:</b>  |             |              |              |              | <b>Fireplace:</b> |             |              |              |              |
| <b>Living Rm:</b> |             |              |              |              | <b>Baths 1/2:</b>  |             |              |              |              | <b>Other Rm:</b>  |             |              |              |              |