

**325 N Minnesota Avenue, St. Peter, MN 56082**



Status: **Active**

List Price: **\$79,900**

Original List Price: **\$79,900**

Map Page: **999** Map Coord: **a1**  
 Directions: **NE corner of N Minnesota Ave and Madison Street**

Style: **(SF) Two Stories** Year Built: **1890**  
 Const Status: **Previously Owned** Bedrooms: **5**  
 Foundation Size: **1,500** Total Baths: **3**  
 Above Ground Finished SqFt: **2,268** Garage: **2**  
 Below Ground Finished SqFt: **0** Acres: **0.23**  
 Total Finished SqFt: **2268** Lot Size: **66x155**  
 Fire #:

**TAX INFORMATION**

Property ID: **195030310**  
 Tax Year: **2013**  
 Tax Amt: **\$1,123**  
 Assess Bal: **\$769**  
 Tax w/assess: **\$1,892**  
 Assess Pend: **Unknown**  
 Homestead: **Yes**

List Date: **4/9/14** Received By MLS: **4/9/14** Days On Market: CDOM:

**General Property Information**

Legal Description: **DODD'S ADD MAP # 14 16 480 001 REC#28854U 52572;53323;64119;66485;67669; N 1/2 OF LOT 5 BLK 6**  
 County: **Nicollet**  
 School District: **508 - St. Peter, 507-934-5703**  
 Complex/Dev/Sub: Common Wall: **No**  
 Restrictions/Covts:  
 Lot Description: **Corner Lot**  
 Assoc Mgmt Comp: **Scott Schlueter** Assoc Mgmt Co Phone #: **5076658813**  
 Road Frontage: **City, US Highway, Paved Streets, Curbs, Sidewalks**  
 Zoning: **Residential-Single** Accessibility: **None**

**Remarks**

Agent Remarks: **To report any concerns with a listing broker/agent or report any property condition or concerns needing escalation, call 877 617 5274. BUYER SHOULD OBTAIN A FREE PREQUAL FROM WELLSFARGO.COM OR NACA OR JOINT VENTURE**

Public Remarks: **2 Story, 5 bedroom, 2 kitchens, 3 baths. New roof. Single family with mother in law set up on upper level.**

**Structure Information**

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:
Living Rm	Main		Fifth (5th) Bedroom	Upper		<b>Forced Air</b>
Dining Rm			Second Kitchen	Upper		<b>Natural Gas</b>
Family Rm	Main					<b>Air Cnd: None</b>
Kitchen	Main					<b>Water: City Water/Connected</b>
Bedroom 1	Main					<b>Sewer: City Sewer/Connected</b>
Bedroom 2	Main					<b>Garage Stalls: 2</b>
Bedroom 3	Main					<b>Garage Stall #:</b>
Bedroom 4	Upper					<b>Other Parking:</b>
			<b>Bathrooms:</b>	Total: <b>3</b>	Full: <b>2</b>	<b>Pool:</b>
				3/4: <b>0</b>	1/2: <b>1</b>	
					1/4: <b>0</b>	

Bath Description:  
 Dining Room Desc:  
 Family Room Char:  
 Fireplaces: **0** Fireplace Characteristics:  
 Appliances: **Range, Refrigerator**

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Basement: **Partial, Crawl Space**  
 Exterior: **Wood**  
 Fencing:  
 Roof: **Asphalt Shingles, Age 8 Years or Less**  
 Parking Char: **Detached Garage**  
 Second Unit: **Existing In-Law w/Kitchen**

**New Construction**

Completion Date: Lot Price:  
 Low Price Range: High Price Range:  
 Model Phone: **5076658813** Model Hours Open:  
 Model Location: **United States**

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

Buyer Broker Comp: **2.5 %** Sub-Agent Comp: **2.5 %** Facilitator Comp: **2.5 %**  
 Variable Rate: **N** List Type: **Exclusive Right**

In Foreclosure?: **No**  
 Lender Owned?: **Not Disclosed**  
 Potential Short Sale?: **No**  
 Owner is an Agent?: **No**  
 Sellers Terms:  
 Existing Fin:

Listing Agent: **Scott A. Schlueter 507-317-7751**  
 Listing Office: **Schlueter Realty** Appt Phone: **5076658813** Office Phone: **507-665-8813**  
 Co-List Agent: **Ramona L. Schlueter 5076658813**

This Report Prepared By: **Scott A. Schlueter**

**Listing History**

<u>MLS#</u>	<u>Field</u>	<u>Date Stamp</u>	<u>Old Value</u>	<u>New Value</u>	<u>Property Type</u>
4465128	Status	04/09/2014	INCOM	ACT	Single Family
4465128	ListPrice	04/09/2014		79900.00	Single Family

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Northstar MLS



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325 N Minnesota Avenue, St. Peter, MN 56082



main kitchen



2nd kitchen



**325 N Minnesota Avenue, St. Peter, MN 56082**

## County Tax Report

### Owner Information

<b>Owner Name:</b>	Booher Robert J	<b>Address Zip Code:</b>	56082
<b>Address:</b>	Po Box 41	<b>Address ZIP + 4:</b>	0041
<b>Address City + State:</b>	Saint Peter, MN		

### Location Information

<b>Municipality:</b>	St. Peter	<b>School District Nm:</b>	St. Peter
<b>Subdivision:</b>	Dodds Add	<b>School District:</b>	508
<b>Section:</b>			
<b>Township:</b>			
<b>Range:</b>			

### Tax Information

<b>PID:</b>	R-19.503.0310	<b>Block #:</b>	5
<b>Special Assessment:</b>	\$769	<b>Lot #:</b>	
<b>Legal Description:</b>	DODD'S ADD MAP # 14 16 480 001 REC#28854U 52572;53323;64119;66485;67669; N 1/2 OF LOT 5 BLK 6		

### Assessment & Tax

<b>Assessment Year</b>	2012	<b>Payable Tax Year:</b>	2013
<b>Taxable Mkt. Val - Total:</b>	\$74,300	<b>Total Tax:</b>	\$1,892
<b>Taxable Mkt. Val - Land:</b>	\$34,700		
<b>Taxable Mkt. Val - Bldg:</b>	\$39,600		
<b>Estimated Mkt. Val - Tot:</b>	\$102,300		

### Characteristics

<b>Lot Acres:</b>	0.25	<b>Lot Front:</b>		<b>Land Use - County:</b>	Aa1
<b>Lot Sq Ft:</b>	10,931	<b>Lot Depth:</b>		<b>Land Use - CoreLogic:</b>	SFR
<b>Sq Ft:</b>					

### Last Market Sale & Sales History

<b>Recording Date:</b>	07/06/2005	<b>Sale Date:</b>	06/07/2005	<b>Seller Name:</b>	
<b>Deed Type:</b>	Warranty Deed	<b>Sale Price:</b>	\$115,000	<b>Sale Type:</b>	