

**200 S 3rd Street, #108, Le Sueur, MN 56058**



Status: **Active**

List Price: **\$19,000**

Original List Price: **\$19,000**

Map Page: **212**

Map Coord: **C4**

Directions: **Ferry Street to S 3rd Street**

Style: **(CC) Manor/Village**  
 Const Status: **Previously Owned**  
 Foundation Size: **1,319**  
 Above Ground Finished SqFt: **1,319**  
 Below Ground Finished SqFt: **0**  
 Total Finished SqFt: **1319**

Year Built: **1980**  
 Bedrooms: **2**  
 Total Baths: **2**  
 Garage: **0**  
 Acres: **0.10**  
 Lot Size: **irr**  
 Fire #:

**TAX INFORMATION**

Property ID: **218400108**  
 Tax Year: **2015**  
 Tax Amt: **\$1,394**  
 Assess Bal: **\$0**  
 Tax w/assess: **\$1,394**  
 Assess Pend: **No**  
 Homestead: **No**

List Date: **8/31/15** Received By MLS: **8/31/15** DOM: PDOM: CDOM:

**General Property Information**

Legal Description: **VILLAGE CO-OP OF LS UNIT 108 & 1/24 INTEREST IN COMMON AREA**  
 County: **Le Sueur**  
 School District: **2397 - Lesueur-Henderson, 507-665-4600**  
 Complex/Dev/Sub: **Village Co-Op Of Ls** Common Wall: **Yes**  
 Restrictions/Covts: **Pets Not Allowed,Seniors - 62+**  
 Assoc Mgmt Comp: **The Village Cooperative of Le Sueur** Assoc Mgmt Co Phone #: **507-665-3474**  
 Association Fee: **1,189.00** Association Fee Frequency: **Monthly**  
 Assoc Fee Includes: **Heating,Air Conditioning,Sanitation,Snow/Lawn Care,Outside Maintenance,Hazard Insurance,Water/Sewer,Building Exterior,Security System,Professional Mgmt,Shared Amenities,Other**  
 Road Frontage: **City,Paved Streets,Curbs,Sidewalks**  
 Zoning: **Residential-Multi-Family** Accessibility: **No Stairs,Hallways/Doors**

**Remarks**

Agent Remarks: **The Village is a affordable secure and care free living for seniors 55 and older. Monthly co-op charge of \$1394. Must qualify to buy.**

Public Remarks: **The Village is a affordable secure and care free living for seniors 55 and older. Monthly co-op charge of \$1394. Must qualify to buy.**

**Structure Information**

Room	Level	Dimen	Other Rooms	Level	Dimen
Living Rm	Main	18x28			
Dining Rm	Main				
Family Rm					
Kitchen	Main	10x14			
Bedroom 1	Main	11x15			
Bedroom 2	Main	11x15			
Bedroom 3					
Bedroom 4					
			<b>Bathrooms:</b>	Total: <b>2</b>	Full: <b>1</b>
				3/4: <b>1</b>	1/2: <b>0</b> 1/4: <b>0</b>

Heat: **Forced Air**  
 Fuel: **Natural Gas**  
 Air Cnd: **Central**  
 Water: **City Water/Connected**  
 Sewer: **City Sewer/Connected**  
 Garage Stalls: **0**  
 Garage Stall #:  
 Other Parking:  
 Pool: **None**

Bath Description: **Main Floor Full Bath**

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Dining Room Desc: **Living/Dining Room**  
 Family Room Char:  
 Fireplaces: **0** Fireplace Characteristics:  
 Appliances: **Range,Microwave,Dishwasher,Refrigerator**  
 Basement: **None**  
 Exterior: **Vinyl**  
 Fencing:  
 Roof: **Asphalt Shingles,Age 8 Years or Less**  
 Amenities-Shared: **Deck**  
 Amenities-Unit: **Deck,Natural Woodwork,Exercise Room,Security System,Other**  
 Parking Char: **Driveway - Asphalt,Units Vary**  
 Shared Rooms: **Amusement/Party Rm,Exercise Room,Guest Suite,Other**

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

Buyer Broker Comp: **\$ 900** Sub-Agent Comp: **0 %** Facilitator Comp: **\$ 900**  
 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: **Use BookAShowing** 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**

MLS#	Field	Date Stamp	Old Value	New Value	Property Type
4056704	Status	06/09/2011	INCOM	ACT	Single Family
4056704	ListPrice	06/09/2011		47000.00	Single Family
4056704	ListPrice	09/23/2011	47000.00	45050.00	Single Family
4056704	ListPrice	09/29/2011	45050.00	37500.00	Single Family
4056704	Status	06/09/2012	ACT	EXP	Single Family
4180396	Status	08/08/2012	INCOM	ACT	Single Family
4180396	ListPrice	08/08/2012		20000.00	Single Family
4180396	Status	09/16/2012	ACT	EXP	Single Family
4310741	Status	10/17/2012	INCOM	ACT	Single Family
4310741	ListPrice	10/17/2012		25000.00	Single Family
4310741	ListPrice	03/25/2013	25000.00	19500.00	Single Family
4310741	ListPrice	06/12/2013	19500.00	19000.00	Single Family
4310741	Status	01/01/2014	ACT	EXP	Single Family
4476591	Status	05/07/2014	INCOM	ACT	Single Family
4476591	ListPrice	05/07/2014		19000.00	Single Family
4476591	Status	11/20/2014	ACT	CANCL	Single Family
4546389	Status	11/24/2014	INCOM	ACT	Single Family
4546389	ListPrice	11/24/2014		19000.00	Single Family
4546389	Status	05/22/2015	ACT	EXP	Single Family
4640267	Status	08/31/2015	INCOM	ACT	Single Family
4640267	ListPrice	08/31/2015		19000.00	Single Family

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**The Village Cooperative. Own the Easiest Way to Live!**

Cooperative living represents a new concept in housing. The Village Cooperative of Le Sueur is competitively owned and governed by its resident members on a non-for-profit basis. With the purchase of an apartment, the resident owns a share in the building.

Monthly charges cover a member's proportionate cost of:

- Principal, interest and mortgage insurance premiums
- Property taxes
- Fire and criminal coverage including common area liability insurance
- Maintenance and operation of the building and community
- Reserve Tax
- Structural common area electric, heating, and hot/cold water (C.V.), trash collection, pest control and building maintenance
- Building repairs, maintenance and replacement of common area property and systems appliances, elevators, window shades, windows, and mechanical/electrical
- Reserve funds for general operations and replacements

**The Village Cooperative's Common Areas Help Create Community.**

- Use the "Guest House" for parties or special events
- Commodities furnished lounge
- Entrance security and screening
- A serving kitchen is available for use by members or food service staff for private parties or group events
- Health Spa/Hot Tub/Steam (seasonal, scheduled, private and single occupancy)
- A convenient Guest Room is available on-site
- Laundry rooms are fully equipped for resident use
- Attached Garages available
- Library/reading area
- Stairway and lobby area
- Well-maintained lawn and landscaping

**Your Future For Affordable, Secure And Carefree Living.**

**The Village**  
Cooperative of Le Sueur

200 South 3rd Street, Le Sueur, MN 56058  
Call Today! 563-464-1474  
village@village.com





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## County Tax Report

### Owner Information

<b>Owner Name:</b>	Village Co Op Of Le Sueur	<b>Address Zip Code:</b>	56058
<b>Address:</b>	200 S 3rd St	<b>Address ZIP + 4:</b>	1946
<b>Address City + State:</b>	Le Sueur, MN		

### Location Information

<b>Municipality:</b>	Le Sueur	<b>School District Nm:</b>	Lesueur-Henderson
<b>Subdivision:</b>	Village Co-Op Of Ls	<b>School District:</b>	2397
<b>Section:</b>			
<b>Township:</b>			
<b>Range:</b>			

### Tax Information

<b>PID:</b>	R-21.840.0108	<b>Block #:</b>	
<b>Special Assessment:</b>	\$15	<b>Lot #:</b>	
<b>Legal Description:</b>	VILLAGE CO-OP OF LS UNIT 108 & 1/24 INTEREST IN COMMON AREA		

### Assessment & Tax

<b>Assessment Year</b>	2014	<b>Payable Tax Year:</b>	2015
<b>Taxable Mkt. Val - Total:</b>	\$82,500	<b>Total Tax:</b>	\$1,394
<b>Taxable Mkt. Val - Land:</b>	\$10,000		
<b>Taxable Mkt. Val - Bldg:</b>	\$72,500		
<b>Estimated Mkt. Val - Tot:</b>	\$82,500		

### Characteristics

<b>Lot Acres:</b>	<b>Lot Front:</b>	<b>Land Use - County:</b>	Res Non Hstd
<b>Lot Sq Ft:</b>	<b>Lot Depth:</b>	<b>Land Use - CoreLogic:</b>	Residential (NEC)
<b>Sq Ft:</b>			

### Last Market Sale & Sales History

<b>Recording Date:</b>	<b>Sale Date:</b>	<b>Seller Name:</b>
<b>Deed Type:</b>	<b>Sale Price:</b>	<b>Sale Type:</b>