

1308 Hazel Street, Le Sueur, MN 56058



Status: **Sold**

List Price: **\$39,900**

Sold Price: \$47,250

Original List Price: **\$39,900**

Map Page: **212**

Map Coord: **D3**

Directions: **Hwy 169 so to Le Sueur to main street left to Dakota street left to hazel to home.**

MLS Area: **658 - Le Sueur/Rice**
 Style: **(SF) One Story**
 Const Status: **Previously Owned**
 Foundation Size: **1,008**
 Above Ground Finished SqFt: **1,008**
 Below Ground Finished SqFt: **686**
 Total Finished SqFt: **1,694**

Year Built: **1972**
 Bedrooms: **3**
 Total Baths: **2**
 Garage: **1**
 Acres: **0.21**
 Lot Size: **60x150**
 Fire #:

TAX INFORMATION

Property ID: **217300040**
 Tax Year: **2009**
 Tax Amt: **\$1,476**
 Assess Bal: **\$8**
 Tax w/assess: **\$1,484**
 Assess Pend: **Unknown**
 Homestead: **Yes**

List Date: **12/11/09** Received By MLS: **12/11/09** Days On Market: **11**
 Off Market Date: **12/22/2009** Selling Agent: **Scott A. Schlueter**
 Projected Close Date: **1/15/10** Selling Office: **Schlueter Realty**
 Date Closed: **1/15/10**

General Property Information

Legal Description: **Swenson Replat/Block 50 & 59 Lot 004 Block 001**
 County: **Le Sueur**
 School District: **2397 - Lesueur-Henderson, 507-665-8828**
 Complex/Dev/Sub: **Common Wall: No**
 Restrictions/Covts:
 Lot Description: **Tree Coverage - Light**
 Road Frontage: **City**
 Zoning: **Residential-Single** Accessibility: **None**

Remarks

Agent Remarks: **Bank owned. buyer/agent to verify all info. Buyer to use seller title company unless prohibited by law. fax offers to 612-677-3875. Property is sold as-is.**

Public Remarks: **Bank owned 3 bedroom 2 bath home located on .21 acre lot. Property features:natural wood work, 3 bedrooms on main level, lower level family room and a 1 car attached garage. Home is in need of updates/repairs.**

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat: Forced Air Fuel: Natural Gas Air Cnd: Central Water: City Water/Connected Sewer: City Sewer/Connected Garage Stalls: 1 Garage Stall #: Other Parking: Pool: None
Living Rm	Main	12x24	Den	Lower	12x14	
Dining Rm						
Family Rm	Lower	12x35				
Kitchen	Main	12x12				
Bedroom 1	Main	12x14				
Bedroom 2	Main	12x10				
Bedroom 3	Main	8x10				
Bedroom 4						
Bathrooms:			Total: 2	Full: 1		
			3/4: 1	1/2: 0	1/4: 0	

Bath Description: **Main Floor Full Bath, 3/4 Basement**
 Dining Room Desc: **Kitchen/Dining Room**
 Family Room Char: **Lower Level**
 Fireplaces: **0** Fireplace Characteristics:

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Appliances:

Basement: **Full**
 Exterior: **Fiber Board**
 Fencing: **None**
 Roof: **Asphalt Shingles**
 Amenities-Unit: **Natural Woodwork, Kitchen Window, Washer/Dryer Hookup**
 Parking Char: **Attached Garage**
 Special Search: **Main Floor Bedroom, 3 BR on One Level**

Financial**Cooperating Broker Compensation**

Buyer Broker Comp: **\$ 1250** Sub-Agent Comp: **\$ 1250** Facilitator Comp: **\$ 125**
 Variable Rate: **N** List Type: **Exclusive Right**

Sale Mortgage Information

Sale Financial Terms: **Conventional**
 Sale Loan Amount: **\$0**
 Seller Contribution: **\$0**
 In Foreclosure?: **No**
 Lender Owned?: **Yes**
 Potential Short Sale?: **No**
 Owner is an Agent?: **No**
 Sellers Terms: **FHA, Conventional, Cash**
 Existing Fin:

Listing Agent: **Barry C. Tanner 612-916-0223**

Listing Office: **Edina Realty, Inc.**

Appt Phone: **952-927-1133**

Office Phone: **952-927-1100**

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>
1555166	Status	01/31/2001	incom	ACT	Single Family
1555166	Status	02/26/2001	ACT	PEND	Single Family
1555166	Status	03/12/2001	PEND	CLOSD	Single Family
3059803	Status	07/07/2005	INCOM	ACT	Single Family
3059803	ListPrice	07/07/2005		139900.00	Single Family
3059803	ListPrice	09/06/2005	139900.00	137000.00	Single Family
3059803	Status	10/08/2005	ACT	EXP	Single Family
3863035	Status	12/11/2009	INCOM	ACT	Single Family
3863035	ListPrice	12/11/2009		39900.00	Single Family
3863035	Status	12/22/2009	ACT	PEND	Single Family
3863035	Status	01/20/2010	PEND	CLOSD	Single Family

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LESU - Le Sueur County Tax Report

1308 Hazel St, Le Sueur, MN 56058-1309

PID#: 217300040

PLAT Property Type: Residential

Tax Year: 2010

General Property Information

Subdivision (Addition):	SWENSON REPLAT/BLOCK 50 & 59	Lot/Block:	004/001
Postal City:		Parcel Size:	
School District:	2397 - Lesueur-Henderson	Hmstd Code:	Non Homestead
Cnty Prop Type Code:	201	Year Built:	1972
Acres:	0.00		
Legal Description:	SWENSON REPLAT/BLOCK 50 & 59 Lot-004 Block-001		

Owner/Taxpayer Information

Owner Name & Address:	Brocter Properties LLC 18386 400Th St, Le Center, MN 55057
Taxpayer Name & Address:	Brocter Properties LLC 18386 400Th St, Le Center, MN 56057

Market Values/Taxes/Subrecord

<u>Market Values</u>		<u>Taxes</u>		<u>Subrecord Status</u>	
Land:	\$29,300	Base Tax:	\$1,624.00	Watershed:	
Building:	\$90,200	Assess Amt:	\$8.00	Delinquent Status:	
Total:	\$119,500	Tax w/ Asmnt:	\$1,632.00	Green Acres/G.A. SqFt:	0.00/0.00

Sales Information

Most Recent Sale Date: 12/22/2009 **Most Recent Sale Price:** \$47,250 **Most Recent Sale Code:**

Detailed Dwelling Characteristics

Gross Bldg SqFt:	1,921	Building Style:	Other	Tot Beds/Baths:	3/1.50
Livable SqFt:	1,008	No. of Stories:		Fam/Livng Rm:	
1st Floor SqFt:		Building Shape:		Dining/Oth Rm:	
2nd Floor SqFt:		Bldg Condition:	Average	Kitchen:	
Basement SqFt:		Bldg Const:		Fireplaces:	
Garage SqFt:		Garage Type/Cap:	/0	Heat:	
Deck SqFt:	0	Roof Type/Cover:	Gable/Asphalt	Air Cond:	Central
Porch SqFt:		Exterior Walls:	Hardboard	Total Rooms:	
Pool/Pool SqFt:	N/0	Interior Walls:	Drywall	Lot Zoning:	R
Foundation Size:	1,008	Lot Size:	60 X 150		

Room Locations

Room Type	Bsmt	Fir 1	Fir 2	Fir 3	Room Type	Bsmt	Fir 1	Fir 2	Fir 3	Room Type	Bsmt	Fir 1	Fir 2	Fir 3
Bedrooms:					Baths Full:					Kitchen:				
Family Rm:					Baths 3/4:					Fireplace:				
Living Rm:					Baths 1/2:					Other Rm:				