

506 SPRUCE Avenue, Montgomery, MN 56069



Status: **Sold**

List Price: **\$25,000**

Sold Price: **\$22,000**

Original List Price: **\$25,000**

Map Page: **999**

Map Coord: **A1**

Directions: **HWY 13/21 TO SPRUCE W. TO PROPERTY**

MLS Area: **658 - Le Sueur/Rice**
 Style: **(SF) One Story**
 Const Status: **Previously Owned**
 Foundation Size: **576**
 Above Ground Finished SqFt: **576**
 Below Ground Finished SqFt: **0**
 Total Finished SqFt: **576**

Year Built: **1951**
 Bedrooms: **2**
 Total Baths: **1**
 Garage: **0**
 Acres: **0.10**
 Lot Size: **43 X 140**
 Fire #:

TAX INFORMATION

Property ID: **220092900**
 Tax Year: **2009**
 Tax Amt: **\$724**
 Assess Bal: **\$0**
 Tax w/assess: **\$724**
 Assess Pend: **Yes**
 Homestead: **Yes**

List Date: **3/12/10** Received By MLS: **3/12/10** Days On Market: **38**
 Off Market Date: **04/19/2010** Selling Agent: **Scott A. Schlueter**
 Projected Close Date: **4/16/10** Selling Office: **Schlueter Realty**
 Date Closed: **4/16/10**

General Property Information

Legal Description: **43 X 140 OF E 1/2 OF NE 1/4 SEC 9 TWP 11 RG 23**
 County: **Le Sueur**
 School District: **394 - Montgomery-Lonsdale, 507-364-8100**
 Complex/Dev/Sub: Common Wall: **No**
 Restrictions/Covts:
 Lot Description: **Tree Coverage - Light**
 Road Frontage: **City**
 Zoning: **Residential-Single** Accessibility: **None**

Remarks

Agent Remarks: **THIS IS A VERY SMALL HOME, THE BRS AREN'T EVEN LEGAL SIZE.**
 Public Remarks:

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:
Living Rm						Forced Air
Dining Rm						Natural Gas
Family Rm						Air Cnd: None
Kitchen						Water: City Water/Connected
Bedroom 1						Sewer: City Sewer/Connected
Bedroom 2						Garage Stalls: 0
Bedroom 3						Garage Stall #:
Bedroom 4						Other Parking:
Bathrooms:			Total: 1	Full: 1		Pool:
			3/4: 0	1/2: 0	1/4: 0	

Bath Description: **Main Floor Full Bath**
 Dining Room Desc:
 Family Room Char:
 Fireplaces: **0** Fireplace Characteristics:
 Appliances: **None**
 Basement: **Full**

506 SPRUCE Avenue, Montgomery, MN 56069

Exterior: **Metal/Vinyl**
 Fencing:
 Roof: **Asphalt Shingles, Pitched, Age Over 8 Years**
 Parking Char: **None**

Financial**Cooperating Broker Compensation**

Buyer Broker Comp: **4.0000** Sub-Agent Comp: **4.0000** Facilitator Comp: **0 %**
 Variable Rate: **N** List Type: **Exclusive Right**

Sale Mortgage Information

Sale Financial Terms: **Cash**
 Sale Loan Amount: **\$0**
 Seller Contribution: **\$0**
 In Foreclosure?: **Not Disclosed**
 Lender Owned?: **Yes**
 Potential Short Sale?: **No**
 Owner is an Agent?: **No**
 Sellers Terms:
 Existing Fin:

Listing Agent: **Pam J Edel 612-756-1051**
 Listing Office: **Edel Town & Country Realty** Appt Phone: **507-364-7371** Office Phone: **507-364-7371**
 Co-List Agent: **Laura A. Hintz 952-212-4824**

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>
3894423	Status	03/12/2010	INCOM	ACT	Single Family
3894423	ListPrice	03/12/2010		25000.00	Single Family
3894449	Status	03/12/2010	INCOM	ACT	Single Family
3894449	ListPrice	03/12/2010		25000.00	Single Family
3894423	Status	03/16/2010	ACT	EXP	Single Family
3894449	Status	04/19/2010	ACT	PEND	Single Family
3894449	Status	04/19/2010	PEND	CLOSD	Single Family

506 SPRUCE Avenue, Montgomery, MN 56069

LESU - Le Sueur County Tax Report

506 Spruce Ave NW, Montgomery, MN 56069-1047

PID#: 220092900

PLAT Property Type: Residential

Tax Year: 2010

General Property Information

Subdivision (Addition):		Lot/Block:	
Postal City:		Parcel Size:	
School District:	394 - Montgomery-Lonsdale	Hmstd Code:	Homestead
Cnty Prop Type Code:	201	Year Built:	1951
Acres:	0.14		
Legal Description:	Sect-09 Twp-111 Range-023 .14 AC 43 X 140 FT OF E 1/2 OF NE 1/4		

Owner/Taxpayer Information

Owner Name & Address:	BROCTER PROPERTIES LLC 18386 400Th St, Le Center, MN 56057
Taxpayer Name & Address:	BROCTER PROPERTIES LLC 18386 400Th St, Le Center, MN 56057

Market Values/Taxes/Subrecord

Market Values		Taxes		Subrecord Status	
Land:	\$35,300	Base Tax:	\$800.00	Watershed:	
Building:	\$44,200	Assess Amt:	\$8.00	Delinquent Status:	
Total:	\$79,500	Tax w/ Asmnt:	\$808.00	Green Acres/G.A. SqFt:	0.00/0.00

Sales Information

Most Recent Sale Date: 04/13/2010 **Most Recent Sale Price:** \$22,000 **Most Recent Sale Code:**

Detailed Dwelling Characteristics

Gross Bldg SqFt:	576	Building Style:	Other	Tot Beds/Baths:	2/1.00
Livable SqFt:	558	No. of Stories:		Fam/Livng Rm:	
1st Floor SqFt:		Building Shape:		Dining/Oth Rm:	
2nd Floor SqFt:		Bldg Condition:	Fair	Kitchen:	
Basement SqFt:		Bldg Const:		Fireplaces:	
Garage SqFt:		Garage Type/Cap:	/0	Heat:	
Deck SqFt:	0	Roof Type/Cover:	Gable/Asphalt	Air Cond:	
Porch SqFt:		Exterior Walls:	Vinyl	Total Rooms:	
Pool/Pool SqFt:	N/0	Interior Walls:	Panel	Lot Zoning:	R
Foundation Size:	576	Lot Size:	43 X 140		

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:				