

304 S 4th Street, Le Sueur, MN 56058-2205**Status: Sold****List Price: \$69,900****Sold Price: \$70,000****Original List Price: \$69,900****Map Page: 212****Map Coord: C4****Directions: Ferry Street to South 4th Street**

MLS Area: **658 - Le Sueur/Rice**
 Style: **(SF) One 1/2 Stories**
 Const Status: **Previously Owned**
 Foundation Size: **896**
 Above Ground Finished SqFt: **1,226**
 Below Ground Finished SqFt: **448**
 Total Finished SqFt: **1,674**

Year Built: **1951**
 Bedrooms: **3**
 Total Baths: **2**
 Garage: **1**
 Acres: **0.22**
 Lot Size: **65x150**
 Fire #:

TAX INFORMATION

Property ID: **218001520**
 Tax Year: **2011**
 Tax Amt: **\$1,072**
 Assess Bal: **\$0**
 Tax w/assess: **\$1,072**
 Assess Pend: **No**
 Homestead: **No**

List Date: **4/25/11**Received By MLS: **4/25/11**Days On Market: **12**Off Market Date: **05/07/2011**Selling Agent: **Lynnea J. Bender**Projected Close Date: **6/17/11**Selling Office: **RE/MAX Dynamic Associates**Date Closed: **6/15/11****General Property Information**

Legal Description: **North 25' of Lot 6 and South 40' of Lot 7 Block 19 Town of Le Sueur**
 County: **Le Sueur**
 School District: **2397 - Lesueur-Henderson, 507-665-8828**
 Complex/Dev/Sub:
 Restrictions/Covts:
 Road Frontage: **City, Paved Streets, Curbs, Sidewalks**
 Zoning: **Residential-Single** Accessibility: **None**

Common Wall: **No****Remarks**

Agent Remarks: **Days 1-7 Offers not reviewed Days 8-12 Offers ONLY from NSP buyers, Municipalities, NP orgs and Owner-occupants Days 13+: offers from all buyers**

Public Remarks: **3 Bedroom, 1.75 baths, 1.5 story, attached 1 car garage, finished lower level.**

Structure Information

<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Other Rooms</u>	<u>Level</u>	<u>Dimen</u>	Heat:	Forced Air
Living Rm	Main	13x17	Hobby Room	Upper	9x13	Fuel:	Natural Gas
Dining Rm	Main	9x13				Air Cnd:	Central
Family Rm	Basement	12x12				Water:	City Water/Connected
Kitchen	Main	9x10				Sewer:	City Sewer/Connected
Bedroom 1	Main	10x11				Garage Stalls:	1
Bedroom 2	Upper	12x18				Garage Stall #:	
Bedroom 3	Basement	8x10				Other Parking:	
Bedroom 4						Pool:	
			<u>Bathrooms:</u>	Total: 2	Full: 1		
				3/4: 1	1/2: 0	1/4: 0	

Bath Description: **Main Floor Full Bath, Basement**Dining Room Desc: **Separate/Formal Dining Room**

Family Room Char:

Fireplaces: **0** Fireplace Characteristics:

Appliances:

Basement: **Full**

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Exterior: **Wood**
 Fencing:
 Roof: **Asphalt Shingles, Age 8 Years or Less**
 Amenities-Unit: **Porch, Kitchen Window, Washer/Dryer Hookup**
 Parking Char: **Attached Garage, Driveway - Concrete**

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**

Sale Mortgage Information

Sale Financial Terms: **Conventional**
 Sale Loan Amount: **\$66,500**
 Seller Contribution: **\$0**

Financial Remarks: **Pre-Qual Letter Or Proof Of Funds Required With Offer**

In Foreclosure?: **No**
 Lender Owned?: **Yes**
 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: Office Phone: **507-665-8813**
 Co-List Agent: **Ramona L. Schlueter 507-665-8813**

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>
3264880	Status	09/09/2006	INCOM	ACT	Single Family
3264880	ListPrice	09/09/2006		139000.00	Single Family
3264880	Status	11/10/2006	ACT	PEND	Single Family
3264880	Status	12/28/2006	PEND	CLOSD	Single Family
4038850	Status	04/25/2011	INCOM	ACT	Single Family
4038850	ListPrice	04/25/2011		69900.00	Single Family
4038850	Status	05/07/2011	ACT	PEND	Single Family
4038850	Status	06/16/2011	PEND	CLOSD	Single Family

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LESU - Le Sueur County Tax Report

304 S 4Th St, Le Sueur, MN 56058-2205**PID#:** 218001520**PLAT Property Type:** Residential**Tax Year:** 2010

General Property Information

Subdivision (Addition):	TOWN OF LE SUEUR	Lot/Block:	/019
Postal City:		Parcel Size:	
School District:	2397 - Lesueur-Henderson	Hmstd Code:	Homestead
Cnty Prop Type Code:	201	Year Built:	1951
Acres:	0.00		
Legal Description:	TOWN OF LE SUEUR Block-019 N 25 FT OF LOT 6 & S 40 FT OF LOT 7		

Owner/Taxpayer Information

Owner Name & Address:	Edward Hefferon 304 S 4Th St, Le Sueur, MN 56058
Taxpayer Name & Address:	Edward Hefferon 304 S 4Th St, Le Sueur, MN 56058

Market Values/Taxes/Subrecord

<u>Market Values</u>	<u>Taxes</u>	<u>Subrecord Status</u>
Land: \$29,300	Base Tax: \$1,048.00	Watershed:
Building: \$68,700	Assess Amt: \$8.00	Delinquent Status:
Total: \$98,000	Tax w/ Asmnt: \$1,056.00	Green Acres/G.A. SqFt: 0.00/0.00

Sales Information

Most Recent Sale Date: 12/28/2006	Most Recent Sale Price: \$136,000	Most Recent Sale Code:
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Detailed Dwelling Characteristics

Gross Bldg SqFt: 1,296	Building Style: Other	Tot Beds/Baths: 2/1.50
Livable SqFt: 1,075	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: Wood	Total Rooms:
Pool/Pool SqFt: N/O	Interior Walls:	Lot Zoning: R
Foundation Size: 896	Lot Size: 65 X 150	

Room Locations

<u>Room Type</u>	<u>Bsmt</u>	<u>Flr 1</u>	<u>Flr 2</u>	<u>Flr 3</u>	<u>Room Type</u>	<u>Bsmt</u>	<u>Flr 1</u>	<u>Flr 2</u>	<u>Flr 3</u>	<u>Room Type</u>	<u>Bsmt</u>	<u>Flr 1</u>	<u>Flr 2</u>	<u>Flr 3</u>
Bedrooms:					Baths Full:					Kitchen:				
Family Rm:					Baths 3/4:					Fireplace:				
Living Rm:					Baths 1/2:					Other Rm:				