

**82 N Montgomery Avenue, Le Center, MN 56057**



Status: **Sold**

List Price: **\$35,010**

Sold Price: **\$30,251**

Original List Price: **\$42,581**

Map Page: **999** Map Coord: **A1**

Directions: **Take Main Street to N. Montgomery Avenue. Go North one block.**

MLS Area: **658 - Le Sueur/Rice**  
 Style: **(SF) One Story**  
 Const Status: **Previously Owned**  
 Foundation Size: **1,522**  
 Above Ground Finished SqFt: **1,522**  
 Below Ground Finished SqFt: **0**  
 Total Finished SqFt: **1,522**

Year Built: **1918**  
 Bedrooms: **2**  
 Total Baths: **1**  
 Garage: **0**  
 Acres: **0.19**  
 Lot Size: **99 X 90**  
 Fire #:

**TAX INFORMATION**

Property ID: **204700500**  
 Tax Year: **2010**  
 Tax Amt: **\$1,401**  
 Assess Bal: **\$649**  
 Tax w/assess: **\$2,050**  
 Assess Pend: **Yes**  
 Homestead: **Yes**

List Date: **10/13/10** Received By MLS: **10/14/10** Days On Market: **70**  
 Off Market Date: **12/22/2010** Selling Agent: **Scott A. Schlueter**  
 Projected Close Date: **1/14/11** Selling Office: **Schlueter Realty**  
 Date Closed: **1/14/11**

**General Property Information**

Legal Description: **CITY OF LE CENTER Block-007 E 90 FT OF LOTS 15-16**  
 County: **Le Sueur**  
 School District: **392 - LeCenter, 507-357-6802**  
 Complex/Dev/Sub: **Common Wall: No**  
 Restrictions/Covts:  
 Lot Description: **Corner Lot**  
 Road Frontage: **Paved Streets**  
 Zoning: **Residential-Single** Accessibility: **None**

**Remarks**

Agent Remarks: **Great starter home - beautiful hardwood floors throughout, spacious rooms, corner lot. Bank owned - see supplements. Sold As Is. M&I Bank will lend to qualified buyers - please check your local M&I Branch office for details.**

Public Remarks: **Great starter home, 2 br/1 bath - beautiful hardwood floors throughout, spacious rooms, corner lot. Lots of charm and character. Bank owned. Sold As Is. M&I Bank will lend to qualified buyers - please check your local M&I Branch office for details.**

**Structure Information**

Room	Level	Dimen	Other Rooms	Level	Dimen
Living Rm	Main	28X14			
Dining Rm	Main	18X14			
Family Rm	Main	18X12			
Kitchen					
Bedroom 1	Main	13X12			
Bedroom 2	Main	14X10			
Bedroom 3					
Bedroom 4					
<b>Bathrooms:</b>			Total: <b>1</b>	Full: <b>1</b>	
			3/4: <b>0</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:

Bath Description: **Main Floor Full Bath**

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Dining Room Desc: **Separate/Formal Dining Room**  
Family Room Char:  
Fireplaces: **1** Fireplace Characteristics: **Living Room**  
Appliances: **Range, Refrigerator**  
Basement: **Full**  
Exterior: **Wood**  
Fencing: **None**  
Roof: **Asphalt Shingles**  
Amenities-Unit: **Porch, Natural Woodwork**  
Parking Char: **None**

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

Buyer Broker Comp: **3.0000** Sub-Agent Comp: **3.0000** Facilitator Comp: **3.000**  
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: **Conventional, Cash**  
Existing Fin:

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Listing Agent: **Rebecca A. LaBonte 612-749-2100**

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

Appt Phone: **952-447-9403**

Office Phone: **952-447-4700**

This Report Prepared By: **Scott A. Schlueter 507-317-7751**

**82 N Montgomery Avenue, Le Center, MN 56057****Listing History**

<u>MLS#</u>	<u>Field</u>	<u>Date Stamp</u>	<u>Old Value</u>	<u>New Value</u>	<u>Property Type</u>
3601677	Status	09/23/2008	INCOM	ACT	Single Family
3601677	ListPrice	09/23/2008		159900.00	Single Family
3601677	Status	03/24/2009	ACT	EXP	Single Family
3858288	Status	11/23/2009	INCOM	ACT	Single Family
3858288	ListPrice	11/23/2009		109900.00	Single Family
3858288	Status	02/13/2010	ACT	EXP	Single Family
3884572	Status	02/18/2010	INCOM	ACT	Single Family
3884572	ListPrice	02/18/2010		104500.00	Single Family
3884572	ListPrice	04/27/2010	104500.00	84900.00	Single Family
3884572	Status	05/19/2010	ACT	EXP	Single Family
3884572	Status	05/19/2010	EXP	ACT	Single Family
3884572	Status	06/18/2010	ACT	CANCL	Single Family
3939301	Status	06/18/2010	INCOM	ACT	Single Family
3939301	ListPrice	06/18/2010		84900.00	Single Family
3939301	ListPrice	06/23/2010	84900.00	79900.00	Single Family
3939301	ListPrice	07/26/2010	79900.00	64900.00	Single Family
3939301	ListPrice	08/10/2010	64900.00	58410.00	Single Family
3939301	ListPrice	09/13/2010	58410.00	47312.00	Single Family
3939301	Status	09/17/2010	ACT	EXP	Single Family
3939301	Status	09/17/2010	EXP	ACT	Single Family
3939301	Status	10/14/2010	ACT	EXP	Single Family
3981367	Status	10/14/2010	INCOM	ACT	Single Family
3981367	ListPrice	10/14/2010		42581.00	Single Family
3981367	ListPrice	10/22/2010	42581.00	38900.00	Single Family
3981367	ListPrice	11/19/2010	38900.00	35010.00	Single Family
3981367	Status	12/22/2010	ACT	PEND	Single Family
3981367	Status	01/17/2011	PEND	CLOSD	Single Family

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## LESU - Le Sueur County Tax Report

**82 N Montgomery Ave, Le Center, MN 56057-1528**

**PID#:** 204700500

**PLAT Property Type:** Residential

**Tax Year:** 2010

**General Property Information**

<b>Subdivision (Addition):</b>	CITY OF LE CENTER	<b>Lot/Block:</b>	/007
<b>Postal City:</b>		<b>Parcel Size:</b>	
<b>School District:</b>	392 - Lecenter	<b>Hmstd Code:</b>	Homestead
<b>Cnty Prop Type Code:</b>	201	<b>Year Built:</b>	1918
<b>Acres:</b>	0.00		
<b>Legal Description:</b>	CITY OF LE CENTER Block-007 E 90 FT OF LOTS 15-16		

**Owner/Taxpayer Information**

<b>Owner Name &amp; Address:</b>	Marshall & Ilsley Bank 180 N Executive Dr, Brookfield, WI 53005
<b>Taxpayer Name &amp; Address:</b>	Marshall & Ilsley Bank 180 N Executive Dr, Brookfield, WI 53005

**Market Values/Taxes/Subrecord**

<u>Market Values</u>		<u>Taxes</u>		<u>Subrecord Status</u>	
<b>Land:</b>	\$28,800	<b>Base Tax:</b>	\$1,401.08	<b>Watershed:</b>	
<b>Building:</b>	\$110,100	<b>Assess Amt:</b>	\$648.92	<b>Delinquent Status:</b>	
<b>Total:</b>	\$138,900	<b>Tax w/ Asmnt:</b>	\$2,050.00	<b>Green Acres/G.A. SqFt:</b>	0.00/0.00

**Sales Information**

**Most Recent Sale Date:** 04/08/1992 **Most Recent Sale Price:** \$50,000 **Most Recent Sale Code:**

**Detailed Dwelling Characteristics**

<b>Gross Bldg SqFt:</b>	1,620	<b>Building Style:</b>		<b>Tot Beds/Baths:</b>	2/1.75
<b>Livable SqFt:</b>	1,880	<b>No. of Stories:</b>		<b>Fam/Livng Rm:</b>	
<b>1st Floor SqFt:</b>		<b>Building Shape:</b>		<b>Dining/Oth Rm:</b>	
<b>2nd Floor SqFt:</b>		<b>Bldg Condition:</b>	Average	<b>Kitchen:</b>	
<b>Basement SqFt:</b>		<b>Bldg Const:</b>		<b>Fireplaces:</b>	
<b>Garage SqFt:</b>		<b>Garage Type/Cap:</b>	/0	<b>Heat:</b>	
<b>Deck SqFt:</b>	0	<b>Roof Type/Cover:</b>	Gable/Asphalt	<b>Air Cond:</b>	Central
<b>Porch SqFt:</b>		<b>Exterior Walls:</b>	Vinyl	<b>Total Rooms:</b>	
<b>Pool/Pool SqFt:</b>	N/0	<b>Interior Walls:</b>	Plaster	<b>Lot Zoning:</b>	R
<b>Foundation Size:</b>	1,522	<b>Lot Size:</b>	99 X 90		

**Room Locations**

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