341 Mcgrann Street, Green Isle, MN 55338



Style: (SF) One 1/2 Stories
Const Status: Previously Owned
Foundation Size: 917
Above Ground Finished SqFt: 1,791
Below Ground Finished SqFt: 0
Total Finished SqFt: 1791

Map data ©2018 Google

Year Built: 1890
Bedrooms: 3
Total Baths: 3
Garage: 0
Acres: 0.25
Lot Size: 10731 sq ft

Fire #:

Status: Active
List Price: \$29,900

Original List Price: \$49,900

Map Page: 170 Map Coord: D4
Directions: Hwy 25 (McGrann Street)
between Railroad Street and Parnell

Street

TAX INFORMATION
Property ID: 340062000
Property ID #2:
Property ID #3:

 Tax Year:
 2017

 Tax Amt:
 \$986

 Assess Bal:
 \$18

 Tax w/assess:
 \$1,004

 Assess Pend:
 Unknown

 Homestead:
 Yes

List Date: 1/22/18 Received By MLS: 1/23/18 DOM: 30 PDOM: 30 CDOM: 30

General Property Information

Legal Description: MCGRANN'S 1ST ADDN LOT-012 BLOCK-002 LOT 12 EX W 60 FT

County: Sibley

School District: 716 - Belle Plaine, 952-873-2400

Complex/Dev/Sub:

Restrictions/Covts:

Lot Description: Irregular Lot

Assoc Mgmt Comp:

State, Paved Streets

Road Frontage:

Zoning: Residential-Single

Common Wall: No

Remarks

Agent Remarks: Offers will not be considered until seven (7) calendar days after initial listing period begins. Only

offers from buyers utilizing federal funds under the Neighborhood Stabilization Program (NSP), municipalities, non-profit organizations and owner-occupants will be considered during the eighth (8th) through the fifteenth (15th) calendar days after the initial listing date. Seller will consider all offers from all buyers beginning on the sixteenth (16th) calendar day following the

Assoc Mgmt Co Phone #:

Accessibility: None

initial listing

Public Remarks: 3 BR, 1.75 bath, 1.5 story, large deck off of kitchen, close to down town.

Structure Information

Room	Level	<u>Dimen</u>	Other Rooms		Level	<u>Dimen</u>	Heat: Forced Air	
Living Rm	Main						Fuel: Natural Gas	
Dining Rm							Air Cnd: None	
Family Rm	Main						Water: City Water/Connec	ted
Kitchen	Main						Sewer: City Sewer/Connec	cted
Bedroom 1	Upper						Garage Stalls: 0	
Bedroom 2	Upper						Garage Stall #:	
Bedroom 3	Upper		Bathrooms:	Total: 3	Full: 1		Other Parking:	
Bedroom 4			Baill Gollie.	3/4: 1	1/2: 0	1/4: 1	Pool:	

Bath Description:

Main Floor 3/4 Bath, Upper Level Full Bath, 1/2 Basement

2/21/2018

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Dining Room Desc:

Family Room Char: Fireplaces: 0

Fireplace Characteristics:

Appliances:

Range, Refrigerator

Basement:

Full

Exterior:

Other

Fencing: Roof:

Parking Char:

On-Street Parking Only

Financial

Cooperating Broker Compensation

Buyer Broker Comp:

2.5 %

Sub-Agent Comp: 0 %

Facilitator Comp: 0 %

Variable Rate:

List Type: Exclusive Right

In Foreclosure?: No

Lender Owned?: Not Disclosed 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

MLS# 4902331

Field ListPrice

Date Stamp 01/23/2018

Old Value

New Value 49900.00

Property Type Single Family Single Family

4902331 Status

01/23/2018

INCOM

ACT

341 Mcgrann Street, Green Isle, MN 55338





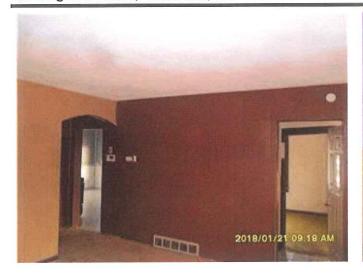








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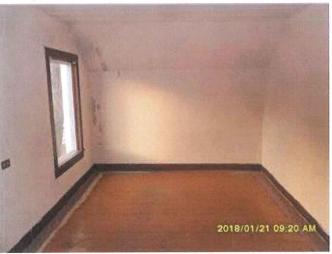












County Tax Report

Owner Information

Owner Name:

Wroge David J

Address Zip Code: Address ZIP + 4: 55338

Address:

Po Box 113

0113

Address City + State:

Green Isle, MN

Location Information

Municipality:

Green Isle

School District Nm:

Sibley East

Subdivision:

Mcgranns 1st Add

School District:

2310

Section: Township:

Range:

Tax Information

PID:

34.0062.000

Block #:

Total Tax:

2

Special Assessment:

\$18

Lot #:

12

Legal Description:

MCGRANN'S 1ST ADDN LOT-012 BLOCK-002 LOT 12 EX W 60 FT

Assessment & Tax

Assessment Year

2016 \$33,900 Payable Tax Year:

2017 \$1,004

Taxable Mkt. Val - Total:

Taxable Mkt. Val - Land:

Taxable Mkt. Val - Bldg:

Estimated Mkt. Val - Tot:

\$56,500

\$

Characteristics

Lot Acres: 0.

0.1486

Lot Front:

Land Use - County:

Res. Hstd

Lot Sq Ft:

6,473

Lot Depth:

Land Use - CoreLogic:

SFR

Sq Ft:

Last Market Sale & Sales History

Recording Date:

Sale Date:

Seller Name:

Deed Type:

Sale Price:

Sale Type:



Homebuyer Priority Timeline after Initial Listing:

- Calendar Days 1-7: No offers will be entertained.
- Calendar Days 8-15: Buyers purchasing a property as their primary residence. Municipalities
 purchasing a residence or vacant lot. Non-profit buyers purchasing a residence or a vacant lot.
- Calendar Days 16+: Offers from all buyers once any offers received during days 8-15 have been fully vetted.

Homebuyer Priority Timeline after Listing Modifications:

Calendar Days 1-8: Only offers from buyers purchasing as their primary residence. The date of the Listing Modification is counted as Day 1. Note: During this 8 calendar day time period, PAS will not entertain offers from the following buyer types:

- Municipalities
- Non-profits
- Investors
- Second homes
- · Parent(s) buying a home for their child/children, etc.

Calendar Days 9+: Offers from all buyers once any offers received during days 1-8 have been fully vetted.



MLS Requirements Form

Verbiage is required for all PAS properties

Date: 01/22/2018

Escalation Contact Information:

 Please submit all offers to the listing broker/agent. To report any concerns with a listing broker/agent, or to report any property condition or other concern needing escalation (including concerns related to a previously submitted offer), please call: 1-877-617-5274.

Wells Fargo Home Mortgage Information:

- Buyers can obtain a free prequalification letter from Wells Fargo Home Mortgage by working directly with a home mortgage consultant or going online at www.wellsfargo.com.
- HMC information below:

HMC Name: Daniel Sprague

Business Phone: (507) 550-1840

o Cell Phone: (507) 380-2718

Website: https://www.wfhm.com/loans/daniel-sprague/mobile-index.page

- O NMLSR ID# 833080
- If you are unable to reach your local Wells Fargo Home Mortgage consultant, you may contact our WFHM National Sales Team at 1-866-619-6326 for assistance. Hours of operation are Mon Fri 7am 9pm, Sat: 8am -4:30pm Central Time.
- Buyers also have the option to provide proof of other credit decisioned financing or a NACA (Neighborhood Assistance Corporation of America) Qualification Letter.

Prohibited Sale Information:

• Employees and family members residing with employees of Wells Fargo Bank, N.A., its affiliates and subsidiaries are strictly prohibited from directly or indirectly purchasing any property managed by Premiere Asset Services. The agent or employees of the agent or agency and family members residing with the agent or employees of the agent or agency are prohibited from directly or indirectly purchasing any property managed by Premiere Asset Services and listed by the agent or agency or any property for which the agent has performed services. For purposes of this paragraph "family member" is defined as a spouse, domestic partner, parents, grandparents, children, grandchildren, brothers and sisters, including in all cases, step-family members.