



Detached Single Status: **NEW**
 Address: **304 Third St, Mendota, 61342**
 Bedrooms: **3**
 Baths: **1**
 Total Rms: **5**
 Master Bedroom Bath: **No**
 # Fireplaces: **0**
 PIN: **0133415016**
 Special Assessment/Service Area: **No**
 Type Ownership: **Fee Simple**
 Agent Owned/Interest: **No**
 Basement: **Yes**
 Parking Type: **Garage**
 Subdivision:
 Type: **1 Story**
 Style: **Ranch**
 Approx SF: **1092**
 Exterior: **Aluminum/Vinyl/Steel Siding**
 Age: **51-100 Years**
 Elementary:
 Middle:
 High:

MLS #: **07604535**
 List Price: **\$89,000**
 Area: **347**
 HO Assessments:
 Frequency: **Not Applicable**
 Taxes: **\$1,142**
 Tax Year: **2009**
 Tax Exemptions: **Homeowner**
 Year Built: **UNK**
 Built Before 1978: **Yes**
 # Cars: **1**
 Model:
 Contract Date:
 Closed Date:
 Sold Price:
 Currently Leased:
 Lease Exp Date:
 District #: **289**
 District #: **289**
 District #: **280**

Lot Dimensions: **50X105**
 Lot Size: **Less Than .25 Acre**
 Waterfront: **No** Exposure: **S (South)** North: **0** South: **0** East: **0** West: **0**
 Directions: **6th St east R on 4th Ave L on 3rd St**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	19X13	Main Level	Carpet	Yes					
Dining Room:		Main Level	Not Applicable						
Kitchen:	17X12	Main Level	Vinyl	Yes					
Family Room:		Main Level	Not Applicable						
Master Bedroom:	13X11	Main Level	Carpet	Yes					
2nd Bedroom:	9X13	Main Level	Hardwood	Yes					
3rd Bedroom:	10X10	Main Level	Carpet	Yes					
4th Bedroom:									
Air:	Central Air								
Appliances:	Oven/Range, Dishwasher, Refrigerator, Washer								
Assessments Include:	None								
Basement:	Full, Partially Finished								
Existing Bas./Fnd.:									
Bath Amenities:									
Dining Room:									
Features:	Patio								
Fireplace:									
Garage:	Attached, 1.5 Car Garage								
Heat/Fuel:	Gas, Forced Air								
Lot Description:					Kitchen:	Eating Area-Table Space			
Sewer:	Sewer-Public				Other Rooms:	1st Floor Bedroom			
					Water:	Public			

Remarks: **Well maintained 3 bedroom ranch with 1 1/2 car attached garage. Full basement with kitchen and bath. Eat in kitchen, newer roof and windows. Alley access. Priced to sell.**

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Prepared By: Richard McConville, ALC - McConville Realty & Auctioneering 08/11/2010 04:30 AM