



**ALLIANCE REALTORS**  
Coop Listing Information Sheet



Address 404-412 E 7th St.

<b>Price</b> <u>\$109,000</u>		<b>Owner</b> <u>Roller</u>
<b>Style</b> <u>House + Duplex</u>	<b>Showing Inst.</b> <u>By Appt Only- Day Sleeper</u>	<b>Listing Company</b> <u>Western Nebraska</u>
<b>RE taxes</b> <u>\$2258.26</u>	<b>Listing Agent</b> <u>Cindy Randall</u>	<b>Buyer's Agent</b> _____
<b>Lot Size</b> <u>50x140</u>	<b>Legal</b> <u>SOUTH 50' OF LOT 3 BLOCK B. NEBRASKA ADDITION</u>	<b>C &amp; C</b> <u>.024</u>
<b>Room Count</b> <u>1 1</u>		
<b>Approx. Sq. Ft.</b>		
<b>Grnd Floor</b> <u>872</u>	<b>3rd Level</b> _____	
<b>2nd Floor</b> _____	<b>Bsmt</b> <u>527</u>	
<b>Basement Rm Count/ Finish</b>		
<u>1 NC bedroom, 2 rooms</u>		
<u>Duplex- 675 Sq Ft &amp; 594 Sq Ft</u>		
<b>Year Built</b> <u>1930</u>	<b>Range</b> <u>3</u>	<b>Other Buildings</b> <u>House is 2 bedroom, 1 non-conforming in basement, 1 bathroom</u>
<b>Exterior</b> <u>Stucco</u>	<b>Ref</b> <u>3</u>	<u>Duplex units are 1 bedroom, 1 bathroom</u>
<b>Roof</b> <u>Asphalt 2021</u>	<b>DW</b> <u>1</u>	<b>Other</b> <u>West side of duplex is 1257 Sq Ft of storage (could be finished into residence) Currently Occupied.</u>
<b>Heat type/ Cost</b> <u>GFA</u>	<b>Disp</b> <u>3</u>	<u>House is \$650. Up Apt \$250, Lower Apt \$275. 3 Washer &amp; Drvr Stav</u>
<b>Cooling Type</b> <u>House-CA DuplWall</u>	<b>Softener</b> <u>None</u>	<b>Fenced Yard</b> <u>None</u> <b>Sprinklers</b> <u>None</u>
<b>Deck/Patio</b> <u>Deck around Duplex</u>	<b>Drapes</b> <u>None</u>	
<b>Gar. Size</b> _____	<b>Ceiling</b> _____	
<b>Att/Det</b> <u>None</u>	<b>Fans</b> <u>Yes</u>	
<b>GDO</b> <u>None</u>	<b>FP</b> <u>None</u>	

Pending Date \_\_\_\_\_  
 Sale Price \_\_\_\_\_  
 Close Date \_\_\_\_\_  
 OL Date \_\_\_\_\_  
 Selling Company \_\_\_\_\_  
**FINANCING**  
 Type \_\_\_\_\_  
 Amount \_\_\_\_\_  
 Seller Cont. to Buyer Costs. \_\_\_\_\_

