**Mower County Assessors Office** | **01.031.0070** | **Route #: 000-000-000** | **PDF 19** | **CERTIFIED**

**10387 640TH AVE, ADAMS** | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **2.600**

**Current Owner/Address** | DBA: | Comp ID: | Map Area: **Adams Twp**

**RANDY & LAURA FREUND (D)**
**10387 640TH AVE**
**ADAMS MN 55909-0000**

Section: **32** Township: **101** Range: **16** Block: Lot:
Checks/Tags: Lister/Date: **JA, 07/17/2024** Reviewer/Date: **MK, 07/17/2024**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **500** Entry Status: **PARTIAL INTER**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

**Legal: 32 101 016** **E40RDS S12RDS**
**N52RDS** **NE1/4 SE1/4 EXC N2RDS** **W28 1/2 RDS** **2.60 AC**

| Basis | Front | Rear | Side 1 | Side 2 | R. Lot | SF | Acres | Unit Price | T/E/O% |
|---|---|---|---|---|---|---|---|---|---|
| Ac X Rt | | | | | | 43,560.00 | 1.000 | $27,000.00 | 0/0/0 |
| Ac X Rt | | | | | | 43,560.00 | 1.000 | $27,000.00 | 0/0/0 |
| Sub Total | | | | | | 113,256.00 | 2.600 | | |
| **Grand Total*** | | | | | | 113,256.00 | 2.600 | | |

*Includes all land areas

**Notes**

**Residential Dwelling**

| | | | | | |
|---|---|---|---|---|---|
| Occupancy | **Single-Family / Owner Occupied** | | | | |
| Style | **2 Story Frame** | | | | |
| Arch Style | **N/A** | | | | |
| Year Built | **1895** | EYB **1895** | EFA **131** | | |
| Area SF | **896** | TLA **2,152** | GLA **1,256/896** | | |
| Ttl Rms **0** | Ttl Bdrms **0** | | | | |
| Bsmt/Attic | **Crawl / None** | | | | |
| Heat/AC | **Yes / Yes AC** | | | | |
| Bsmt Finish 1 | | | | | |
| Bsmt Finish 2 | | | | | |
| Fireplace 1 | | | | | |
| Fireplace 2 | | | | | |
| Fireplace 3 | | | | | |
| Fireplace 4 | | | | | |
| Full/Half Baths | **1/0** | Other/Total Fixtures **0/3** | | | |
| Decks & Patios | | | | | |
| Porches | **1S Frame Open-180 SF/1S Frame Open-54 SF** | | | | |
| Ext Wall | **None** | Roof **None** | | | |
| Veneer 1 | | | | | |
| Veneer 2 | | | | | |
| Bsmt Stalls/Total Garages | **0/1** | Ttl Additions **1** | | | |

| | |
|---|---|
| Base Price | |
| Basement Adjustment | |
| Attic Adjustment | |
| No Heat Adjustment | |
| Central AC Adjustment | |
| Adjusted Base | |
| Finish | |
| Single Siding | |
| Exterior | |
| Fireplaces | |
| Plumbing/Appliances | |
| Attached Garages | |
| Basement Stall | |
| Base Total | |
| Graded | |
| Physical Value | |
| Total Less Obsolescence | |
| Extras | |
| Additions | |
| RCN | |
| Detached Garages | |
| Map Factor | |
| Total Bldg (RND) | |

| | Appraised | Board of Review | State Equalized | With Exemptions |
|---|---|---|---|---|
| Land | **$60,000** | | | |
| Dwlg | **$177,100** | | | |
| Impr | **$35,000** | | | |
| Total | **$272,100** | | | |

| | PrYr 2025 | PrYr 2024 | PrYr 2023 |
|---|---|---|---|
| Land | **$60,000** | **$62,200** | **$62,200** |
| Dwelling | **$177,100** | **$140,600** | **$121,600** |
| Impr | **$35,000** | **$14,700** | **$12,700** |
| Total | **$272,100** | **$217,500** | **$196,500** |

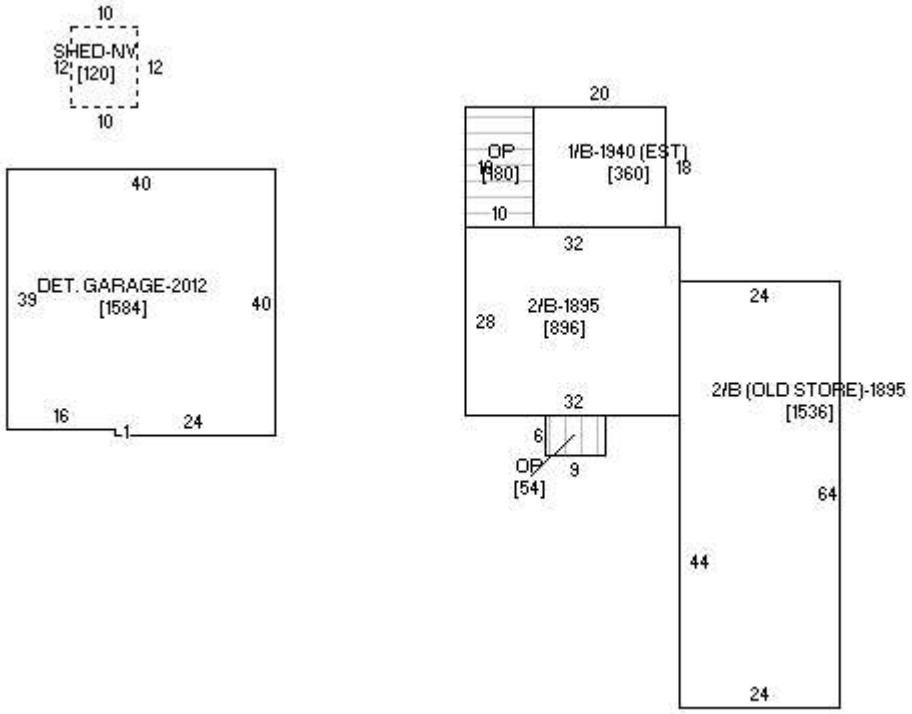
| Additions | Area | Year | Garages | Area | W | L | Year |
|---|---|---|---|---|---|---|---|
| **1 Story Frame** | **360** | **1940** | **Det Frame** | **1,584** | **0** | **0** | **2012** |

| Commercial Buildings | Area | Year |
|---|---|---|
| **201/201 - Store - Retail Small - 2/B (OLD STORE)-1895** | **1,536** | **1895** |


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**Additional Notes:**

Permission to Inspect Date






Ph 1 of 19 07/17/2024

Sketch 1 of 1