Mower County Assessors Office | **01.950.0021** | **Route #: 918-050-030** | **PDF 45** | **CERTIFIED**

Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **9.400**

Current Owner/Address | DBA: **BIKE TRAIL** | Comp ID: | Map Area: **TWP COMM/IND.**

SO MN MUNICIPAL POWER AGENCY (D)
500 1ST AVE SW
ROCHESTER MN 55902-0000

Section: **5** | Township: **101** | Range: **16** | Block: | Lot:
Checks/Tags: | Lister/Date: **JA, 06/17/2024** | Reviewer/Date: **MK, 07/02/2024**
Loc/Class: **RURAL/COMMERCIAL** | Tax District: **500** | Entry Status: **EXTERIOR DB C**
MN Alloc/Hmstd: **300 - Commercial *3a*/000 - Non-Homestead**

Legal: 05 101 016 **OLD C, M ST P & P RT-WY ACROSS NW1/4 & ACROSS SW1/4 NE1/4 & N 1/2 RT-WY ACROSS NW1/4 SE1/4 PT PARCEL O & N DOC 573964 9.4 AC**

Notes

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ac X Rt						409,464.00	9.400	$1,250.00	0/0/0
Sub Total						409,464.00	9.400		
Grand Total*						409,464.00	9.400		

*Includes all land areas

Residential Dwelling - NO BUILDING DATA

Occupancy			Base Price
Style			Basement Adjustment
Arch Style			Attic Adjustment
Year Built	EYB	EFA	No Heat Adjustment
Area SF	TLA	GLA	Central AC Adjustment
			Adjusted Base
Ttl Rms	Ttl Bdrms		Finish
Bsmt/Attic			Single Siding
Heat/AC			Exterior
Bsmt Finish 1			Fireplaces
Bsmt Finish 2			Plumbing/Appliances
Fireplace 1			Attached Garages
Fireplace 2			Basement Stall
Fireplace 3			Base Total
Fireplace 4			
Full/Half Baths	Other/Total Fixtures		Physical Value
Decks & Patios			Total Less Obsolescence
Porches			Extras
Ext Wall	Roof		Additions
Veneer 1			RCN
Veneer 2			Detached Garages
Bsmt Stalls/Total Garages		Ttl Additions	
			Total Bldg (RND)

Yard Extras	Cnt	Year
Porches,Decks,Patios,etc. - 160 SF, Porch (commercial), AVG Pricing	**1**	**2015**

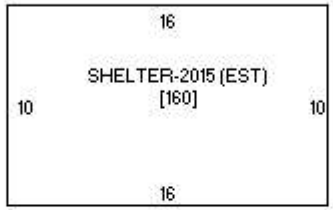
	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$11,800**			
Dwlg				
Impr	**$5,600**			
Total	**$17,400**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$11,800**	**$11,800**	**$11,800**
Dwelling	**$0**	**$0**	**$0**
Impr	**$5,600**	**$5,600**	**$5,600**
Total	**$17,400**	**$17,400**	**$17,400**

© Vanguard Appraisals, Inc.

Additional Notes:

Permission to Inspect Date





Ph 1 of 4 06/17/2024

Sketch 1 of 1

 © Vanguard Appraisals, Inc.