Mower County Assessors Office | **03.014.0020** | **Route #: 000-000-000** | **PDF 20** | **CERTIFIED**

19898 780TH AVE, OSTRANDER Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **6.700**

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

JOHN & TANYA CARLSON (D)
5349 260TH AVE
GRANITE FALLS MN 56241-3630

Section: **14** Township: **102** Range: **14** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 06/08/2020**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **499** Entry Status: **Vacant**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/000 - Non-Homestead**

Legal: 14 102 014
NW1/4 6.7AC

W400FT N730FT

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						291,852.00	6.700		
Grand Total*						291,852.00	6.700		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**2 Story Frame**				
Arch Style	**N/A**				
Year Built	**1930**	EYB	**1930**	EFA	**96**
Area SF	**552**	TLA	**1,320**	GLA	**768/552**
Ttl Rms	**0**	Ttl Bdrms	**3**		
Bsmt/Attic	**Full / 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	**0/6**		
Decks & Patios	**Wood Deck-196 SF**				
Porches					
Ext Wall	**WD**	Roof	**Asph / Gable**		
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)	

Sale Amt	Sale Date	Nut Code	Recording
$125,000	**01/18/2023**		
$109,500	**05/05/2022**		
$59,900	**02/02/2021**		

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$94,200**			
Dwlg	**$73,000**			
Impr				
Total	**$167,200**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$94,200**	**$78,800**	**$78,800**
Dwelling	**$73,000**	**$70,100**	**$62,300**
Impr	**$0**	**$0**	**$0**
Total	**$167,200**	**$148,900**	**$141,100**

Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**216**	**1930**	**Det Frame**	**864**	**0**	**0**	**1986**

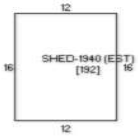
Yard Extras	Cnt	Year
Shed - W12.00 x L16.00 192 SF, Fr. Shed, Low Pricing	**1**	**1940**

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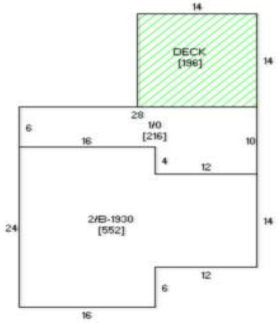
Additional Notes:

Permission to Inspect Date











Ph 1 of 7 06/08/2020

**Sketch has been scaled to fit in this area