Mower County Assessors Office | **06.006.0081** | **Route #: 000-000-000** | **PDF 23** | **CERTIFIED**

Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **21.800**

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

NICOLE + ZACHARY O'CONNELL (D)
25307 795TH AVE
SPRING VALLEY MN 55975-0000

Section: **12** Township: **103** Range: **14** Block: **103** Lot: **014**
Checks/Tags: Lister/Date: **WJ, 12/20/2015** Reviewer/Date: **RLT, 07/25/2024**
Loc/Class: **RURAL/AG LAND** Tax District: **2137** Entry Status: **Land Only**
MN Alloc/Hmstd: **200 - Agricultural *2a*/000 - Non-Homestead**

Legal: RSS Unplatted: Section 12 Township 103 Range 014
Metes and Bounds: 21.80AC IN SW1/4; DOC#657295

Notes

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ag Lnd							21.260		0/0/0
Ag Lnd						23,522.40	0.540		0/0/0
Sub Total						949,608.00	21.800		
Grand Total*						949,608.00	21.800		

*Includes all land areas

Residential Dwelling - NO BUILDING DATA

Occupancy
Style
Arch Style
Year Built EYB EFA
Area SF TLA GLA

Ttl Rms Ttl Bdrms
Bsmt/Attic
Heat/AC
Bsmt Finish 1
Bsmt Finish 2
Fireplace 1
Fireplace 2
Fireplace 3
Fireplace 4
Full/Half Baths Other/Total Fixtures
Decks & Patios
Porches
Ext Wall Roof
Veneer 1
Veneer 2
Bsmt Stalls/Total Garages Ttl Additions

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	
Physical Value	
Total Less Obsolescence	
Extras	
Additions	
RCN	
Detached Garages	
Total Bldg (RND)	

Sale Amt	Sale Date	Nut Code	Recording
$109,000	**12/28/2020**		
$108,950	**12/28/2020**		

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$244,900**			
Dwlg				
Impr				
Total	**$244,900**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$244,900**	**$271,100**	**$282,400**
Dwelling	**$0**	**$0**	**$0**
Impr	**$0**	**$0**	**$0**
Total	**$244,900**	**$271,100**	**$282,400**

© Vanguard Appraisals, Inc.

Additional Notes:

Permission to Inspect Date