Mower County Assessors Office | **06.006.0100** | **Route #: 000-000-000** | **PDF 23** | **CERTIFIED**

26172 795TH AVE, SPRING VALLEY Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **19.950**

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

VINCENT T & LAURA MANGAN (D)
26172 795TH AVE
SPRING VALLEY MN 55975-0000

Section: **12** Township: **103** Range: **14** Block: Lot:
Checks/Tags: Lister/Date: **WJ, 12/20/2015** Reviewer/Date: **RLT, 06/04/2024**
Loc/Class: **RURAL/AG DWELLING** Tax District: **2137** Entry Status: **Info From Owne**
MN Alloc/Hmstd: **200 - Agricultural *2a*/001 - Full Homestead**

Legal: 12 103 014
SW1/4 SE1/4

W660FT S1313FT

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ag Lnd							13.480		0/0/0
Ag Lnd							1.470		0/0/0
Sub Total						869,022.00	19.950		
Grand Total*						869,022.00	19.950		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1985**	EYB	**1985**	EFA	**41**
Area SF	**1,152**	TLA	**1,440**	GLA	**1,440/0**
Ttl Rms	**14**	Ttl Bdrms	**3**	Above	**2** Below **1**
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Living Qtrs. (Multi) 1128 Avg**				
Bsmt Finish 2					
Fireplace 1					
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/8**		
Decks & Patios	**Wood Deck-20 SF**				
Porches					
Ext Wall	**Vinyl**	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)	

Permit Amt	Permit Date	Permit #	Reason	Tag
$800	**1/16/2019**	**6871**	**New Bldg**	**C**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$266,100**			
Dwlg	**$293,800**			
Impr				
Total	**$559,900**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$266,100**	**$262,300**	**$285,000**
Dwelling	**$293,800**	**$299,800**	**$262,300**
Impr	**$0**	**$1,000**	**$1,000**
Total	**$559,900**	**$563,100**	**$548,300**

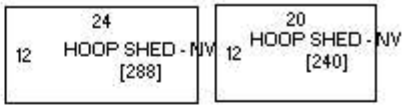
Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**288**	**2009**	**Att Frame**	**576**	**0**	**0**	**1985**

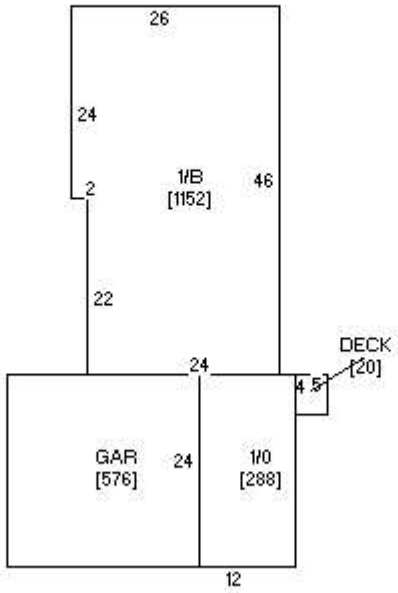
Ag Buildings	Area	Year
924/924 - Machine or Utility Bldg - 0 x 0	**960**	**1969**
907/907 - Barn - Feed and Livestock - 0 x 0	**1,248**	**1950**
903/908 - Lean-to - 0 x 0	**1,040**	**1950**
913/913 - Barn - Pole - 0 x 0	**1,104**	**1967**
903/908 - Lean-to - 0 x 0	**920**	**1967**

© Vanguard Appraisals, Inc.

Additional Notes:

Permission to Inspect Date







Ph 1 of 17 06/04/2024

Sketch 1 of 2

 © Vanguard Appraisals, Inc.