Mower County Assessors Office | **06.007.0045** | **Route #: 000-000-000** | **PDF 23** | **CERTIFIED**

25942 795TH AVE, SPRING VALLEY Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **40.670**

Current Owner/Address DBA: Comp ID: Map Area: **FRANKFORD TWP: NEW**

BRYAN E & KATHRYN O'CONNELL (D)
25942 795TH AVE
SPRING VALLEY MN 55975-0000

Section: **13** Township: **103** Range: **14** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 06/04/2024**
Loc/Class: **RURAL/AG DWELLING** Tax District: **2137** Entry Status: **Left Card/No Re**
MN Alloc/Hmstd: **200 - Agricultural *2a*/001 - Full Homestead**

Legal: RSS Unplatted: Section 13 Township 103 Range 014
Metes and Bounds: NW1/4 NE1/4; DOC# 657288

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ag Lnd							34.680		0/0/0
Ag Lnd							1.000		0/0/0
Sub Total						1,771,585.20	40.670		
Grand Total*						1,771,585.20	40.670		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**			Base Price	
Style	**2 Story Frame**			Basement Adjustment	
Arch Style	**N/A**			Attic Adjustment	
Year Built	**1994**	EYB **1994**	EFA **32**	No Heat Adjustment	
Area SF	**900**	TLA **2,100**	GLA **1,200/900**	Central AC Adjustment	
				Adjusted Base	
Ttl Rms **14**	Ttl Bdrms **5**	Above **4**	Below **1**	Finish	
Bsmt/Attic	**Full / None**			Single Siding	
Heat/AC	**Yes / Yes AC**			Exterior	
Bsmt Finish 1	**Living Qtrs. (Multi) 900 Avg**			Fireplaces	
Bsmt Finish 2				Plumbing/Appliances	
Fireplace 1				Attached Garages	
Fireplace 2				Basement Stall	
Fireplace 3				Base Total	
Fireplace 4				Graded	
Full/Half Baths **2/0**	Other/Total Fixtures **0/10**			Physical Value	
Decks & Patios				Total Less Obsolescence	
Porches	**1S Frame Open-240 SF**			Extras	
Ext Wall	**Vinyl**	Roof **Asph / Gable**		Additions	
Veneer 1				RCN	
Veneer 2				Detached Garages	
Bsmt Stalls/Total Garages **0/4**		Ttl Additions **1**		Map Factor	
				Total Bldg (RND)	

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$500,100**			
Dwlg	**$383,700**			
Impr	**$187,800**			
Total	**$1,071,600**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$500,100**	**$483,000**	**$557,600**
Dwelling	**$383,700**	**$412,900**	**$399,400**
Impr	**$187,800**	**$160,800**	**$165,100**
Total	**$1,071,600**	**$1,056,700**	**$1,122,100**

Additions	Area	Year
1 Story Frame	**300**	**1994**

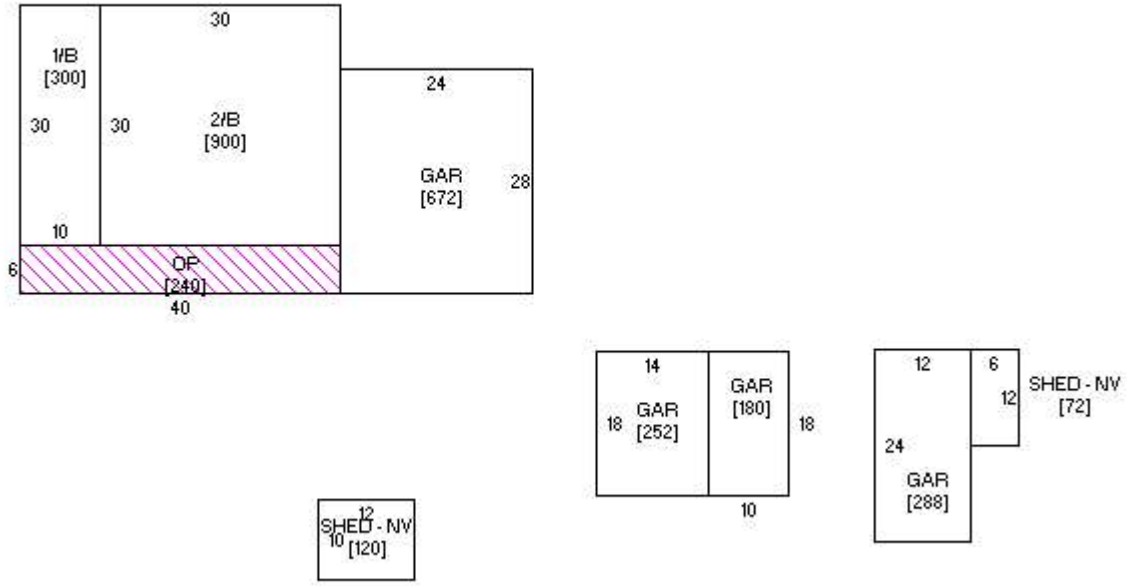
Garages (2 of 4)	Area	W	L	Year
Att Frame	**672**	**0**	**0**	**1994**
Det Frame	**288**	**0**	**0**	**1950**

Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - 0 x 0	**4,608**	**2009**
903/925 - Stl. Utility Bldg - 0 x 0	**3,840**	**2009**

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Additional Notes:

Permission to Inspect Date





Ph 1 of 22 06/04/2024

Sketch 1 of 2

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