Mower County Assessors Office | **06.007.0100** | **Route #: 000-000-000** | **PDF 23** | **CERTIFIED**

25307 795TH AVE, SPRING VALLEY Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **2.000**

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

BRYAN E & KATHRYN A 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, 06/06/2024**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **2137** Entry Status: **Info From Owne**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: 13 103 014
SW1/4 & APPROX E 330' N 65' SE1/4 SW1/4 2.00 AC

E 330' S 198' NE1/4

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ac X Rt						43,560.00	1.000	$36,000.00	0/0/0
Ac X Rt						43,560.00	1.000	$36,000.00	0/0/0
Sub Total						87,120.00	2.000		
Grand Total*						87,120.00	2.000		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 1/2 Story Frame**				
Arch Style	**N/A**				
Year Built	**1880**	EYB	**1880**	EFA	**146**
Area SF	**672**	TLA	**2,106**	GLA	**1,384/722**
Ttl Rms	**9**	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					
Porches	**1S Frame Open-288 SF**				
Ext Wall	**Vinyl**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/3**	Ttl Additions	**4**		

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
$110,000	**12/08/2010**		

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$72,000**			
Dwlg	**$219,700**			
Impr				
Total	**$291,700**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$72,000**	**$80,000**	**$80,000**
Dwelling	**$219,700**	**$221,200**	**$194,100**
Impr	**$0**	**$0**	**$0**
Total	**$291,700**	**$301,200**	**$274,100**

Additions (2 of 4)	Area	Year
1 Story Frame	**160**	**1988**
1 Story Frame	**192**	**1988**

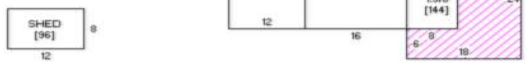
Garages (2 of 3)	Area	W	L	Year
Det Frame	**816**	**0**	**0**	**1973**
Det Metal	**408**	**0**	**0**	**1990**

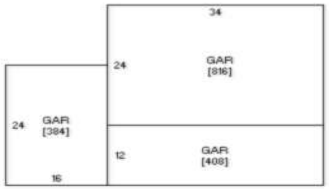
Yard Extras	Cnt	Year
Shed - W8.00 x L12.00 96 SF, Fr. Shed, AVG Pricing	**1**	**1950**

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Additional Notes:

Permission to Inspect Date







Ph 1 of 17 06/06/2024

**Sketch has been scaled to fit in this area