Mower County Assessors Office | **06.009.0010** | **Route #: 000-000-000** | **PDF 23** | **CERTIFIED**

25394 770TH AVE, GRAND MEADOW Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **15.800**

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

JILL L ANDERSON (D) Section: **15** Township: **103** Range: **14** Block: Lot:

25394 770TH AVE Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 06/10/2024**

GRAND MEADOW MN 55936-0000 Loc/Class: **RURAL/RESIDENTIAL** Tax District: **495** Entry Status: **Info From Owne**

MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: 15 103 014 **W990FT N880FT**

SW1/4 EXC W660FT S280FT 15.8 AC

Notes

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 2						43,560.00	1.000	$36,000.00	
Ac x Rt 3						43,560.00	1.000	$10,000.00	
Ac x Rt 4						43,560.00	1.000	$10,000.00	
Ac X Rt						43,560.00	1.000	$8,000.00	0/0/0
Ac x Rt 2						43,560.00	1.000	$8,000.00	
Ac x Rt 3						87,120.00	2.000	$6,000.00	
Ac x Rt 4						87,120.00	2.000	$4,000.00	
Sub Total						688,248.00	15.800		
Grand Total*						688,248.00	15.800		

*Includes all land areas

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 1/2 Story Frame**				
Arch Style	**N/A**				
Year Built	**1900**	EYB	**1900**	EFA	**126**
Area SF	**608**	TLA	**1,736**	GLA	**1,310/426**
Ttl Rms	**10**	Ttl Bdrms	**3**		
Bsmt/Attic	**1/2 / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1					
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**2/0**	Other/Total Fixtures	**0/7**		
Decks & Patios	**Wood Deck-224 SF/Wood Deck-120 SF**				
Porches					
Ext Wall	**Stl**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/1**	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
$220,000	**01/13/2006**		

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$139,600**			
Dwlg	**$140,000**			
Impr	**$37,800**			
Total	**$317,400**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$139,600**	**$135,600**	**$135,600**
Dwelling	**$140,000**	**$135,400**	**$118,800**
Impr	**$37,800**	**$30,200**	**$30,300**
Total	**$317,400**	**$301,200**	**$284,700**

Additions (2 of 4)	Area	Year
1 Story Frame	**164**	**1900**
1 Story Frame	**30**	**1900**

Garages	Area	W	L	Year
Det Frame	**864**	**0**	**0**	**1930**

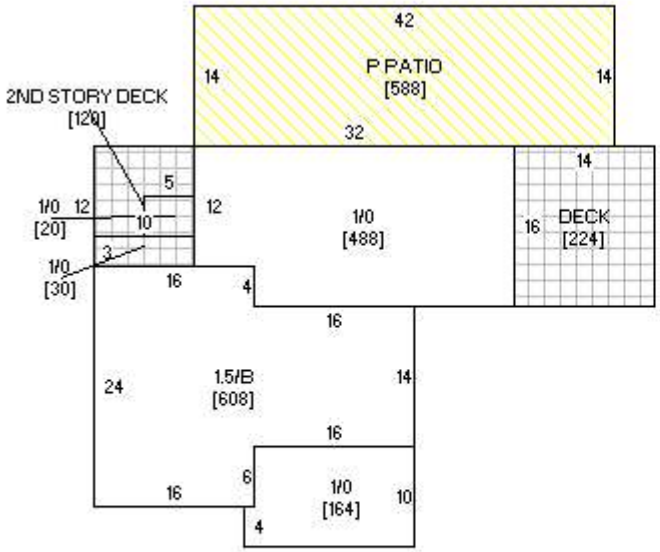
Ag Buildings	Area	Year
927/927 - Shed - KENNELL - 0 x 0	**160**	**1970**
927/927 - Shed - 0 x 0	**280**	**1930**
913/913 - Barn - Pole - 0 x 0	**1,824**	**1930**
909/909 - Barn - Dairy - 0 x 0	**1,664**	**1890**
903/908 - Lean-to - 0 x 0	**896**	**1890**

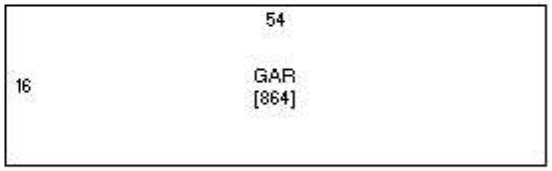
© Vanguard Appraisals, Inc.

Ag Buildings	Area	Year
903/908 - Lean-to - 0 x 0	896	1890
903/910 - Milk House - 0 x 0	144	1890
903/908 - Lean-to - 0 x 0	72	1890
903/908 - Lean-to - 0 x 0	48	1890
917/917 - Swine Finish and Farrow (Old Style) - 0 x 0	800	1930
926/926 - Crib - GRANARY - 0 x 0	608	1930
903/908 - Lean-to - Lean - 0 x 0	640	1950
903/908 - Lean-to - 0 x 0	1,120	1990

Additional Notes:

Permission to Inspect Date







Sketch 1 of 2

Ph 1 of 45 06/10/2024