Mower County Assessors Office | **06.009.0012** | **Route #: 000-000-000** | **PDF 23** | **CERTIFIED**

25388 770TH AVE, GRAND MEADOW Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **4.200**

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

CARL ALAN NIELSEN (D) Section: **15** Township: **103** Range: **14** Block: Lot:

25403 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: **Left Card/No Re**

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

Legal: 15 103 014 **S280FT N880FT**

W660FT NW1/4 SW1/4 4.2AC

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						182,952.00	4.200		
Grand Total*						182,952.00	4.200		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1949**	EYB	**1949**	EFA	**77**
Area SF	**1,196**	TLA	**1,228**	GLA	**1,228/0**
Ttl Rms	**6**	Ttl Bdrms	**2**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / No AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1	**1 Freestanding**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/3**		
Decks & Patios					
Porches	**1S Frame Enclosed-64 SF**				
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)	

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$93,600**			
Dwlg	**$161,500**			
Impr	**$4,300**			
Total	**$259,400**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$93,600**	**$99,600**	**$99,600**
Dwelling	**$161,500**	**$160,800**	**$140,700**
Impr	**$4,300**	**$4,800**	**$5,200**
Total	**$259,400**	**$265,200**	**$245,500**

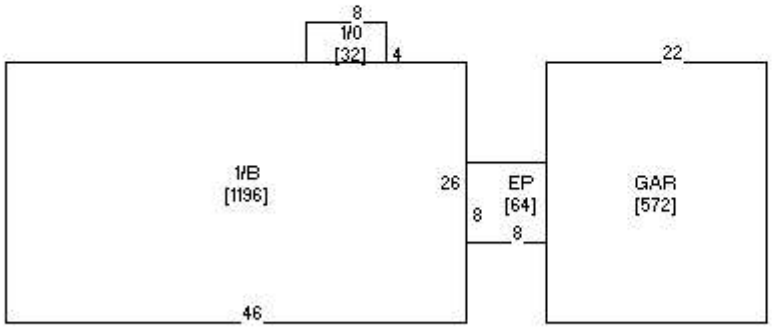
Additions	Area	Year
1 Story Frame	**32**	**1949**

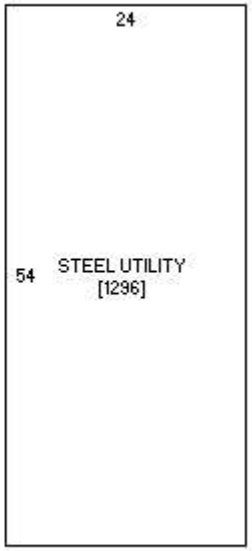
Garages	Area	W	L	Year
Att Frame	**572**	**0**	**0**	**1997**

Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - 0 x 0	**1,296**	**1980**

Additional Notes:

Permission to Inspect Date







Ph 1 of 9 06/10/2024

Sketch 1 of 1