Mower County Assessors Office | **06.012.0031** | **Route #: 000-000-000** | **PDF 23** | **CERTIFIED**

74614 255TH ST, GRAND MEADOW Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **40.000**

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

PHILIP R & REBECCA HANSEN (D)
74614 255TH ST
GRAND MEADOW MN 55936-0000

Section: **18** Township: **103** Range: **14** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 06/13/2024**
Loc/Class: **RURAL/AG DWELLING** Tax District: **495** Entry Status: **Info From Owne**
MN Alloc/Hmstd: **200 - Agricultural *2a*/001 - Full Homestead**

Legal: 18 103 014 **SW1/4 NE1/4**

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ag Lnd							12.330		0/0/0
Ag Lnd							19.660		0/0/0
Sub Total						1,742,400.00	40.000		
Grand Total*						1,742,400.00	40.000		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**2003**	EYB	**2003**	EFA	**23**
Area SF	**468**	TLA	**1,968**	GLA	**1,968/0**
Ttl Rms	**13**	Ttl Bdrms	**3**	Above	**1** Below **2**
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Living Qtrs. W/ Walk-out 1812 Avg**				
Bsmt Finish 2					
Fireplace 1	**1 Gas**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/9**		
Decks & Patios	**Wood Deck-844 SF**				
Porches	**1S Frame Open-32 SF**				
Ext Wall	**Log**	Roof	**Asph / Gable**		
Veneer 1	**1/2 Story Brick 12296 232**				
Veneer 2	**1 Story Brick 2756 26**				
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions	**3**		

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	**$313,400**			
Dwlg	**$513,000**			
Impr	**$2,600**			
Total	**$829,000**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$313,400**	**$299,400**	**$293,200**
Dwelling	**$513,000**	**$544,800**	**$532,900**
Impr	**$2,600**	**$2,900**	**$2,800**
Total	**$829,000**	**$847,100**	**$828,900**

Additions (2 of 3)	Area	Year
1 Story Frame	**468**	**2003**
High Ceiling-Frame	**936**	**2003**

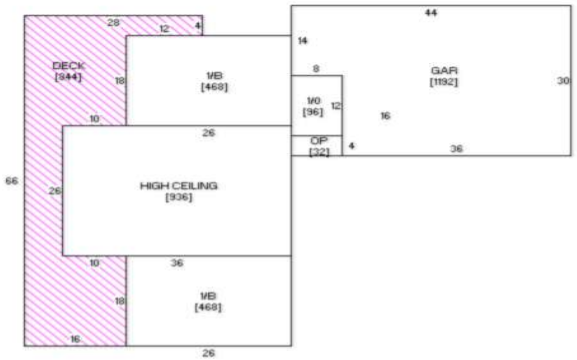
Garages	Area	W	L	Year
Att Frame	**1,192**	**0**	**0**	**2003**

Yard Extras	Cnt	Year
Gar (Commercial) - W18.00 x L20.00 360 SF, Block, Low Pricing	**1**	**1940**
Shed - W12.00 x L24.00 288 SF, Fr. Shed, AVG Pricing	**1**	**2016**

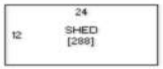
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Additional Notes:

Permission to Inspect Date









Ph 1 of 13 06/13/2024

**Sketch has been scaled to fit in this area