Mower County Assessors Office | **06.012.0060** | **Route #: 000-000-000** | **PDF 23** | **CERTIFIED**

25300 740TH AVE, GRAND MEADOW Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **5.370**

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

ETHAN HANKEN & MAGGIE MAY (D)
25300 740TH AVE
GRAND MEADOW MN 55936-0000

Section: **18** Township: **103** Range: **14** Block: Lot:
Checks/Tags: Lister/Date: **WJ, 11/13/2015** Reviewer/Date: **RLT, 06/13/2024**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **495** Entry Status: **EXT. ONLY/UNC**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: 18 103 014 **S366.16FT N1173.73FT W638.89FT W1/2 SW1/4**
5.37ac

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ac X Rt						43,560.00	1.000	$44,000.00	0/0/0
Ac X Rt						43,560.00	1.000	$44,000.00	0/0/0
Sub Total						233,917.20	5.370		
Grand Total*						233,917.20	5.370		

*Includes all land areas

Notes

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	**692**	TLA	**1,484**	GLA	**1,000/484**
Ttl Rms	**7**	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	**0/3**		
Decks & Patios	**Wood Deck-64 SF**				
Porches	**1S Frame Enclosed-112 SF**				
Ext Wall	**Stl**	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)	

Sale Amt	Sale Date	Nut Code	Recording
$157,000	**07/31/2014**		

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$123,000**			
Dwlg	**$106,100**			
Impr	**$69,300**			
Total	**$298,400**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$123,000**	**$108,200**	**$108,200**
Dwelling	**$106,100**	**$98,300**	**$86,000**
Impr	**$69,300**	**$60,100**	**$61,500**
Total	**$298,400**	**$266,600**	**$255,700**

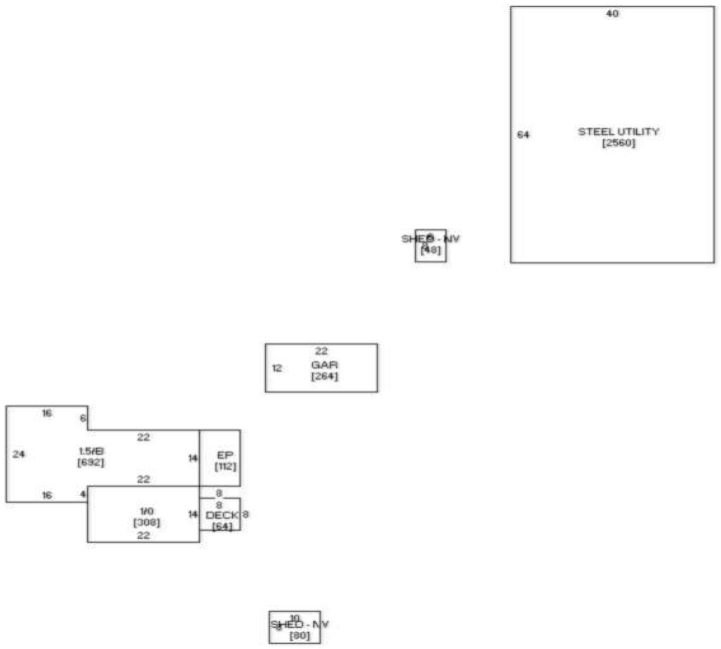
Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**308**	**1988**	**Det Frame**	**264**	**0**	**0**	**1955**

Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - 0 x 0	**2,560**	**2015**

© Vanguard Appraisals, Inc.

Additional Notes:

Permission to Inspect Date





Ph 1 of 17 06/13/2024

**Sketch has been scaled to fit in this area