Mower County Assessors Office | **06.013.0012** | **Route #: 000-000-000** | **PDF 23** | **CERTIFIED**

309 4TH AVE NE, GRAND MEADOW Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **0.800**

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

JOHN T & JODENE K AVANT (D) Section: **19** Township: **103** Range: **14** Block: Lot:

PO BOX 93 Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 06/13/2024**

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: 19 103 014

S340FT SW1/4 NW1/4 .8AC **W336FT E105FT**

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
UnitSite 1.00 Unit						34,848.00	0.800	$44,000.00	0/0/0
Sub Total						34,848.00	0.800		
Grand Total*						34,848.00	0.800		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**Split Foyer Frame**				
Arch Style	**N/A**				
Year Built	**1963**	EYB	**1963**	EFA	**63**
Area SF	**1,488**	TLA	**1,548**	GLA	**1,548/0**
Ttl Rms	**14**	Ttl Bdrms	**4**	Above	**2** Below **2**
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Living Qtrs. W/ Walk-out 1339 Avg**				
Bsmt Finish 2					
Fireplace 1					
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**2/0**	Other/Total Fixtures	**1/10**		
Decks & Patios	**Concrete Patio-420 SF/Wood Deck-297 SF**				
Porches					
Ext Wall	**Vinyl**	Roof	**Mtl / 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	**$44,000**			
Dwlg	**$351,000**			
Impr				
Total	**$395,000**			

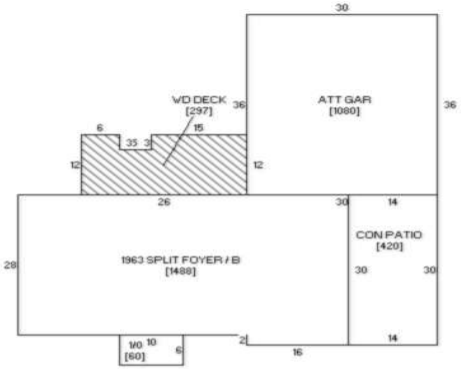
	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$44,000**	**$44,000**	**$44,000**
Dwelling	**$351,000**	**$359,200**	**$314,200**
Impr	**$0**	**$0**	**$0**
Total	**$395,000**	**$403,200**	**$358,200**

Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**60**	**1963**	**Att Frame**	**1,080**	**0**	**0**	**1963**

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Additional Notes:

Permission to Inspect Date





Ph 1 of 9 06/13/2024

**Sketch has been scaled to fit in this area