Mower County Assessors Office | **06.016.0020** | **Route #: 000-000-000** | **PDF 23** | **CERTIFIED**

77654 STATE HWY 16, SPRING VALLEY Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **80.000**

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

LOREN D AND CAROL E NELSON SURVIVORS TRUST(50%); LOREN D AND CAROL E NELSON FAMI (D)
2665 COMMERCE DR NW
ROCHESTER MN 55901-0000
Legal: 22 103 014

Section: **22** Township: **103** Range: **14** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 06/10/2024**
Loc/Class: **RURAL/AG DWELLING** Tax District: **495** Entry Status: **Info from Rente**
MN Alloc/Hmstd: **200 - Agricultural *2a*/000 - Non-Homestead**

W1/2 NE1/4

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ag Lnd							42.000		0/0/0
Ag Lnd							20.000		0/0/0
Sub Total						3,484,800.00	80.000		
Grand Total*						3,484,800.00	80.000		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 1/2 Story Frame**				
Arch Style	**N/A**				
Year Built	**1880**	EYB	**1880**	EFA	**146**
Area SF	**1,716**	TLA	**2,997**	GLA	**1,796/1,201**
Ttl Rms	**9**	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	**2/1**	Other/Total Fixtures	**0/8**		
Decks & Patios					
Porches	**1S Frame Open-100 SF/1S Frame Enclosed-192 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	**$725,500**			
Dwlg	**$148,900**			
Impr	**$25,000**			
Total	**$899,400**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$725,500**	**$678,100**	**$753,800**
Dwelling	**$148,900**	**$150,800**	**$132,000**
Impr	**$25,000**	**$0**	**$0**
Total	**$899,400**	**$828,900**	**$885,800**

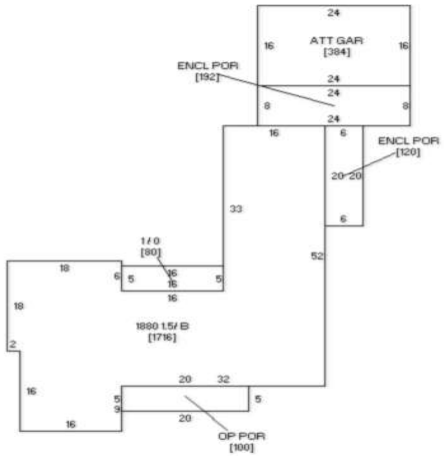
Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	80	1940	Att Frame	384	0	0	1880

Ag Buildings	Area	Year
905/905 - Barn - Bank - BARN - 0 x 0	3,744	1920
903/908 - Lean-to - 0 x 0	120	2024
906/906 - Barn - Flat - BARN - 0 x 0	884	1920
927/927 - Shed - 0 x 0	1,008	1920
903/908 - Lean-to - 0 x 0	504	1950
926/926 - Crib - 0 x 0	336	1920

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Additional Notes:

Permission to Inspect Date





Ph 1 of 23 06/10/2024

**Sketch has been scaled to fit in this area