Mower County Assessors Office | **06.017.0020** | **Route #: 000-000-000** | **PDF 23** | **CERTIFIED**

78230 STATE HWY 16, SPRING VALLEY Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **8.800**

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

JONATHAN J & LISA L NESBITT (D)
78230 STATE HWY 16
SPRING VALLEY MN 55975-0000

Section: **23** Township: **103** Range: **14** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 06/06/2024**
Loc/Class: **RURAL/AG DWELLING** Tax District: **495** Entry Status: **Left Card/No Re**
MN Alloc/Hmstd: **200 - Agricultural *2a*/001 - Full Homestead**

Legal: 23 103 014
NW 1/4

E 455' S 842' SW 1/4

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ag Lnd							4.330		0/0/0
Ag Lnd						32,670.00	0.750		0/0/0
Sub Total						383,328.00	8.800		
Grand Total*						383,328.00	8.800		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**			
Style	**1 Story Frame**			
Arch Style	**N/A**			
Year Built	**1965**	EYB **1965**	EFA **61**	
Area SF	**792**	TLA **1,624**	GLA **1,624/0**	
Ttl Rms **7**	Ttl Bdrms **3**			
Bsmt/Attic	**Full / None**			
Heat/AC	**Yes / Yes AC**			
Bsmt Finish 1	**Living Qtrs. (Multi) 812 Avg**			
Bsmt Finish 2				
Fireplace 1				
Fireplace 2				
Fireplace 3				
Fireplace 4				
Full/Half Baths	**1/1**	Other/Total Fixtures **0/5**		
Decks & Patios	**Wood Deck-244 SF**			
Porches	**1S Frame Open-110 SF**			
Ext Wall	**Vinyl**	Roof **Mtl / Gable**		
Veneer 1	**1 Story Brick 1802 17**			
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)	

Permit Amt	Permit Date	Permit #	Reason	Tag
$35,000	**12/4/2019**	**7109**	**Addition to Bldg**	**C**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$117,800**			
Dwlg	**$334,500**			
Impr	**$64,200**			
Total	**$516,500**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$117,800**	**$115,300**	**$112,500**
Dwelling	**$334,500**	**$332,300**	**$291,700**
Impr	**$64,200**	**$40,100**	**$40,900**
Total	**$516,500**	**$487,700**	**$445,100**

Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**832**	**2003**	**Att Frame**	**832**	**0**	**0**	**1965**

Yard Extras	Cnt	Year
Gar (Commercial) - 416 SF, Frame, AVG Pricing	**1**	**1965**
Gar (Commercial) - 484 SF, Frame, AVG Pricing	**1**	**1980**
Sheds and Yard Structures - W20.00 x L22.00 440 SF, Carport Utility Shed, AVG Pricing	**1**	**2024**

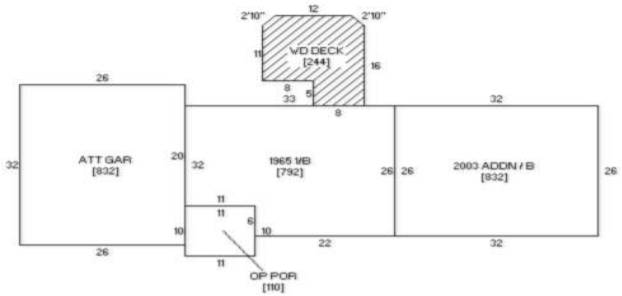
Ag Buildings	Area	Year
927/927 - Shed - 0 x 0	**364**	**1970**
903/908 - Lean-to - 0 x 0	**312**	**2017**

© Vanguard Appraisals, Inc.

Ag Buildings	Area	Year
943/943 - Bin - Grain Storage (Bushel) - BIN 12D NV		1960
925/925 - Stl. Utility Bldg - ST UTILITY 12H - 0 x 0	1,848	2010
903/925 - Stl. Utility Bldg - 0 x 0	1,890	2020
927/927 - Shed - 0 x 0	60	1960
927/927 - Shed - 0 x 0	40	1960
927/927 - Shed - 0 x 0	168	1970
903/908 - Lean-to - 0 x 0	208	2024
908/908 - Lean-to - 0 x 0	120	2024

Additional Notes:

Permission to Inspect Date





Ph 1 of 21 06/06/2024

**Sketch has been scaled to fit in this area