Mower County Assessors Office | **06.017.0090** | **Route #: 000-000-000** | **PDF 23** | **CERTIFIED**

24544 US HWY 63, SPRING VALLEY Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **4.600**

Current Owner/Address DBA: **RJ WERNER TAX CONSULTANTS** Comp ID: Map Area: **Frankford Twp**

ROBERT J WERNER (D) Section: **23** Township: **103** Range: **14** Block: Lot:

PO BOX 520 Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 06/06/2024**

PO BOX 520 Loc/Class: **RURAL/RESIDENTIAL** Tax District: **2137** Entry Status: **Info From Owne**

GRAND MEADOW MN 55936-0000 MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: 23 103 014 **5 AC IN SW COR NE1/4**

EXC .4 ACHWY **4.6A**

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						200,376.00	4.600		
Grand Total*						200,376.00	4.600		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Two-Family Conversion**				
Style	**2 Story Frame**				
Arch Style	**N/A**				
Year Built	**1975**	EYB	**1975**	EFA	**51**
Area SF	**1,600**	TLA	**5,860**	GLA	**4,260/1,600**
Ttl Rms	**16**	Ttl Bdrms	**3**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Living Qtrs. W/ Walk-out 1368 Avg**				
Bsmt Finish 2					
Fireplace 1	**1 Gas**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/3**	Other/Total Fixtures	**0/13**		
Decks & Patios	**Wood Deck-644 SF**				
Porches	**Frame 3 Seasons-120 SF/1S Frame Open-40 SF**				
Ext Wall	**Wd Lap**	Roof	**Mtl / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions	**2**		

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	**$116,800**			
Dwlg	**$390,600**			
Impr	**$94,000**			
Total	**$601,400**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$116,800**	**$116,800**	**$116,800**
Dwelling	**$390,600**	**$439,800**	**$384,800**
Impr	**$94,000**	**$60,300**	**$61,800**
Total	**$601,400**	**$616,900**	**$563,400**

Additions	Area	Year
1 Story Frame	**1,260**	**1975**
1 Story Frame	**1,400**	**1975**

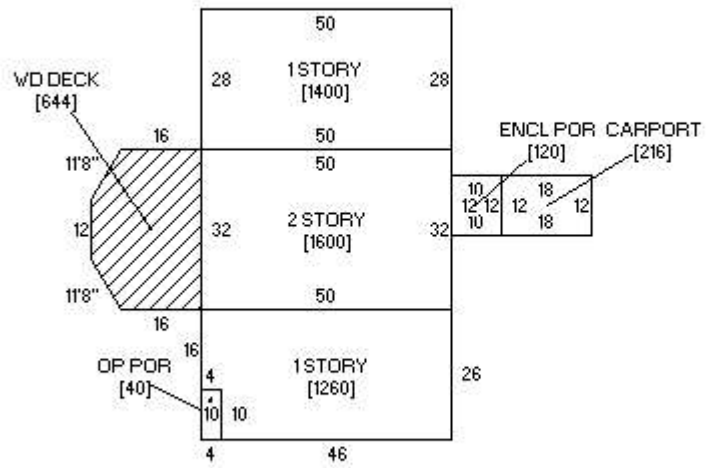
Garages	Area	W	L	Year
Carport Prefab Att	**216**	**0**	**0**	**1975**

Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - 2008 ST UTILITY 12H - 0 x 0	**2,304**	**2008**
903/908 - Lean-to - LEAN TO 2008 - 0 x 0	**384**	**2008**
925/925 - Stl. Utility Bldg - ST UTILITY 12H 2013 - 0 x 0	**2,048**	**2013**

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Additional Notes:

Permission to Inspect Date





Ph 1 of 17 06/06/2024

Sketch 1 of 2