Mower County Assessors Office | **06.034.0090** | **Route #: 000-000-000** | **PDF 23** | **CERTIFIED**

26570 793RD AVE, SPRING VALLEY Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **2.330**

Current Owner/Address DBA: Comp ID: Map Area: **FRANKFORD TWP: NEW**

JOEL & TONYA BLAHNIK (D)
65140 120TH ST
ADAMS MN 55909-0000

Section: **12** Township: **103** Range: **14** Block: **2** Lot: **2**
Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 06/04/2024**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **2137** Entry Status: **Info From Owne**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: COUNTRY HILLS ESTATES

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
UnitSite 1.00 Unit						101,494.80	2.330	$100,000.00	0/0/0
Sub Total						101,494.80	2.330		
Grand Total*						101,494.80	2.330		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**		
Style	**1 Story Frame**		
Arch Style	**N/A**		
Year Built	**2020**	EYB **2020**	EFA **6**
Area SF	**1,772**	TLA **1,772**	GLA **1,772/0**
Ttl Rms **16**	Ttl Bdrms **3**	Above **2**	Below **1**
Bsmt/Attic	**Full / None**		
Heat/AC	**Yes / Yes AC**		
Bsmt Finish 1	**Living Qtrs. W/ Walk-out 1280 Avg**		
Bsmt Finish 2			
Fireplace 1	**1 Gas**		
Fireplace 2			
Fireplace 3			
Fireplace 4			
Full/Half Baths	**1/0**	Other/Total Fixtures **0/10**	
Decks & Patios			
Porches	**1S Frame Screen-216 SF/1S Frame Open-76 SF**		
Ext Wall	**Vinyl**	Roof **Asph / Gable**	
Veneer 1	**1 Story Stone 2424 12**		
Veneer 2			
Bsmt Stalls/Total Garages	**0/2**	Ttl Additions **0**	

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
$34,000	07/31/2019		

Permit Amt	Permit Date	Permit #	Reason	Tag
$400,000	5/21/2020	7150	New Dwlg	C
$17,000	5/12/2020	7337	Shed	C

	Appraised	Board of Review	State Equalized	With Exemptions
Land	$100,000			
Dwlg	$504,700			
Impr				
Total	$604,700			

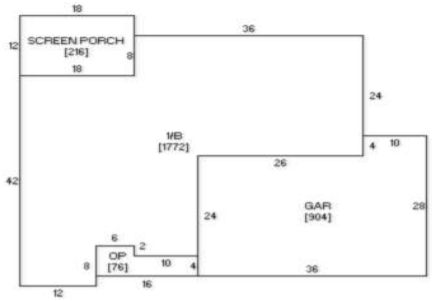
	PrYr 2025	PrYr 2024	PrYr 2023
Land	$100,000	$70,000	$70,000
Dwelling	$504,700	$573,700	$560,300
Impr	$0	$0	$0
Total	$604,700	$643,700	$630,300

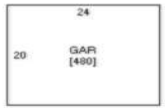
Additions	Area	Year	Garages	Area	W	L	Year
			Att Frame	904	0	0	2020
			Det Frame	480	0	0	2021

© Vanguard Appraisals, Inc.

Additional Notes:

Permission to Inspect Date







Ph 1 of 6 06/04/2024

**Sketch has been scaled to fit in this area