**Mower County Assessors Office** | **07.036.0060** | **Route #: 000-000-000** | **PDF 24** | **CERTIFIED**

**22217 740TH AVE, GRAND MEADOW** Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **3.790**

**Current Owner/Address** DBA: Comp ID: Map Area: **Grand MeadowTwp**

**JOHN A & MARLA R KASSEL (D)** Section: **36** Township: **103** Range: **15** Block: Lot:

**22217 740TH AVE** Checks/Tags: Lister/Date: **WJ, 12/27/2015** Reviewer/Date: **RLT, 07/03/2024**

**GRAND MEADOW MN 55936-0000** Loc/Class: **RURAL/RESIDENTIAL** Tax District: **495** Entry Status: **Info From Owne**

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

**Legal: 36 103 015** **E370FT N447FT**

**S1310FT SE1/4 CONTRACT 3.79 AC**

**Notes**

| 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 | | | | | | 165,092.40 | 3.790 | | |
| **Grand Total*** | | | | | | 165,092.40 | 3.790 | | |

*Includes all land areas

**Residential Dwelling**

| | | | | | |
|---|---|---|---|---|---|
| Occupancy | **Single-Family / Owner Occupied** | | | | |
| Style | **1 Story Frame** | | | | |
| Arch Style | **N/A** | | | | |
| Year Built | **1942** | EYB | **1942** | EFA | **84** |
| Area SF | **880** | TLA | **1,776** | GLA | **1,556/220** |
| Ttl Rms | **12** | Ttl Bdrms | **4** | | |
| Bsmt/Attic | **Full / 1/4 Fin.** | | | | |
| Heat/AC | **Yes / Yes AC** | | | | |
| Bsmt Finish 1 | **Living Qtrs. (Multi) 468 Avg** | | | | |
| Bsmt Finish 2 | | | | | |
| Fireplace 1 | | | | | |
| Fireplace 2 | | | | | |
| Fireplace 3 | | | | | |
| Fireplace 4 | | | | | |
| Full/Half Baths | **1/0** | Other/Total Fixtures | **0/6** | | |
| Decks & Patios | **Vinyl/CompoDeck-320 SF** | | | | |
| Porches | **1S Frame Open-132 SF** | | | | |
| Ext Wall | **Vinyl** | Roof | **Asph / 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) | |

| Sale Amt | Sale Date | Nut Code | Recording |
|---|---|---|---|
| **$208,000** | **02/22/2007** | | |

| | Appraised | Board of Review | State Equalized | With Exemptions |
|---|---|---|---|---|
| Land | **$109,500** | | | |
| Dwlg | **$206,900** | | | |
| Impr | **$28,800** | | | |
| Total | **$345,200** | | | |

| | PrYr 2025 | PrYr 2024 | PrYr 2023 |
|---|---|---|---|
| Land | **$109,500** | **$109,500** | **$109,500** |
| Dwelling | **$206,900** | **$253,200** | **$238,300** |
| Impr | **$28,800** | **$26,200** | **$27,500** |
| Total | **$345,200** | **$388,900** | **$375,300** |

| Additions | Area | Year |
|---|---|---|
| **1 Story Frame** | **208** | **1970** |
| **1 Story Frame** | **468** | **2005** |

| Garages | Area | W | L | Year |
|---|---|---|---|---|
| **Att Frame** | **726** | **0** | **0** | **1970** |

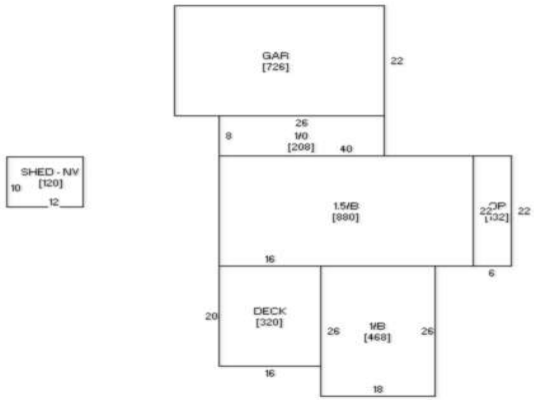
| Ag Buildings | Area | Year |
|---|---|---|
| **924/924 - Machine or Utility Bldg - 0 x 0** | **1,620** | **1976** |
| **925/925 - Stl. Utility Bldg - St.Utility - 0 x 0** | **3,600** | **2003** |
| **943/943 - Bin - Grain Storage (Bushel)** | | **1973** |
| **917/917 - Swine Finish and Farrow (Old Style) - Old hog - 0 x 0** | **704** | **1930** |
| **913/913 - Barn - Pole - Pole Barn - 0 x 0** | **1,472** | **1973** |


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| Ag Buildings | Area | Year |
|---|---|---|
| 924/924 - Machine or Utility Bldg - Machine shed - 0 x 0 | 1,350 | 1973 |
| 903/908 - Lean-to - 0 x 0 | 1,080 | 1973 |
| 903/908 - Lean-to - 0 x 0 | 1,080 | 1973 |

Additional Notes:

Permission to Inspect Date






Ph 1 of 21 07/03/2024

**Sketch has been scaled to fit in this area