Mower County Assessors Office | **08.010.0022** | **Route #: 000-000-000** | **PDF 3** | **CERTIFIED**

26451 540TH AVE, LANSING | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **1.100**

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

Section: **10** Township: **103** Range: **18** Block: Lot:

Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 09/09/2021**

Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **Info From Owne**

MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/000 - Non-Homestead**

RYAN M RISIUS (D)
26451 540TH AVE PO BOX 30
BOX 30
LANSING MN 55950-0000

Legal: 10 103 018
SE1/4 NE1/4 E OF RR 1.1AC

N130FT S649.26FT

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Site-Ex							1.000	$40,000.00	0/0/0
Excess 2							0.100	$1,200.00	0/0/0
Sub Total						47,916.00	1.100		
Grand Total*						47,916.00	1.100		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1950**	EYB	**1950**	EFA	**76**
Area SF	**768**	TLA	**960**	GLA	**960/0**
Ttl Rms	**6**	Ttl Bdrms	**2**		
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	**1/0**	Other/Total Fixtures	**0/3**		
Decks & Patios	**Concrete Patio-96 SF**				
Porches	**1S Frame Open-48 SF/1S Frame Open-48 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)	

Sale Amt	Sale Date	Nut Code	Recording
$189,000	**11/17/2023**		**1602070**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$41,200**			
Dwlg	**$146,300**			
Impr				
Total	**$187,500**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$41,200**	**$41,200**	**$41,200**
Dwelling	**$146,300**	**$128,400**	**$127,300**
Impr	**$0**	**$0**	**$0**
Total	**$187,500**	**$169,600**	**$168,500**

Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**192**	**1990**	**Att Frame**	**528**	**0**	**0**	**1990**

Yard Extras	Cnt	Year
Shed - W12.00 x L20.00 240 SF, Fr. Shed, AVG Pricing	**1**	**1950**

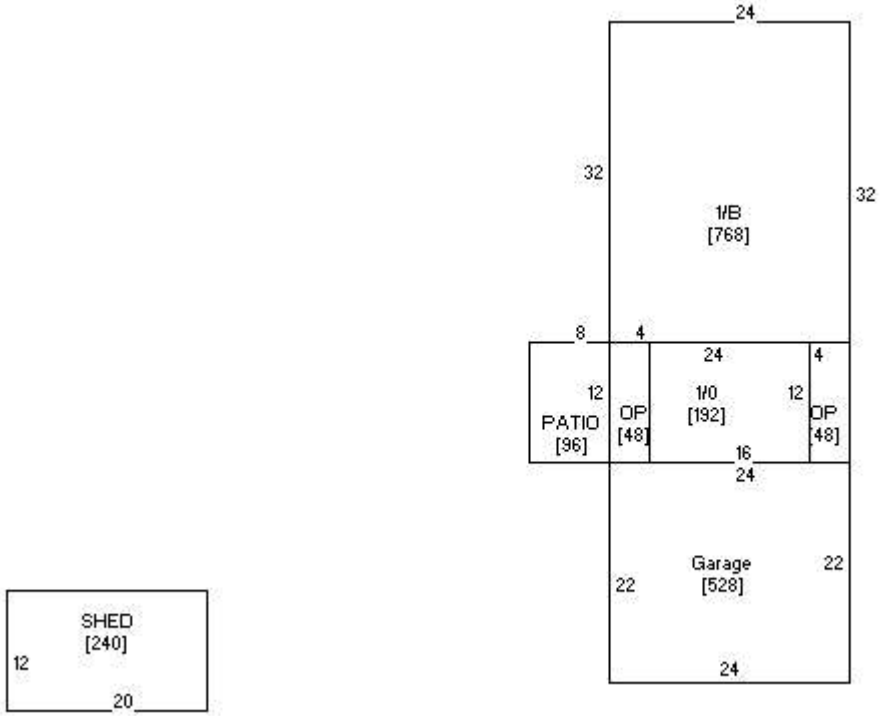
© Vanguard Appraisals, Inc.

Additional Notes:

Permission to Inspect Date



Ph 1 of 9 09/09/2021



Sketch 1 of 1