Mower County Assessors Office | **09.007.0040** | **Route #: 000-000-000** | **PDF 25** | **CERTIFIED**

74638 140TH ST, LEROY | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **10.670**

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

KELLENE L NELSON REVOCABLE LIVING TRUST; (D)
CLARKE B NELSON REVOCABLE LIVING TRUST (D)
74638 140TH ST
LEROY MN 55951-0000
Legal: 07 101 014

Section: **7** | Township: **101** | Range: **14** | Block: | Lot:
Checks/Tags: | Lister/Date: | Reviewer/Date: **CLL, 07/09/2020**
Loc/Class: **RURAL/AG DWELLING** | Tax District: **499** | Entry Status: **Left Card/No Re**
MN Alloc/Hmstd: **200 - Agricultural *2a*/001 - Full Homestead**

W2/3 SE1/4

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ag Lnd							5.330		0/0/0
Ag Lnd						30,056.40	0.690		0/0/0
Sub Total						464,785.20	10.670		
Grand Total*						464,785.20	10.670		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**Split Level Frame**				
Arch Style	**N/A**				
Year Built	**1990**	EYB	**1990**	EFA	**36**
Area SF	**1,176**	TLA	**1,344**	GLA	**1,344/0**
Ttl Rms	**10**	Ttl Bdrms	**4**	Above	**2**	Below	**2**
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Split Foyer 1058 Avg**				
Bsmt Finish 2					
Fireplace 1	**1 Masonry**				
Fireplace 2	**1 Gas**				
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/6**		
Decks & Patios					
Porches	**1S Frame Open-84 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)	

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$141,900**			
Dwlg	**$277,600**			
Impr	**$15,400**			
Total	**$434,900**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$141,900**	**$146,000**	**$143,000**
Dwelling	**$277,600**	**$264,300**	**$227,300**
Impr	**$15,400**	**$13,400**	**$14,000**
Total	**$434,900**	**$423,700**	**$384,300**

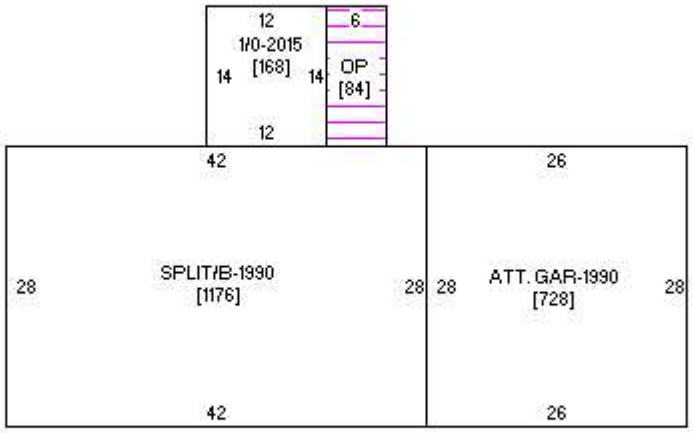
Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**168**	**2015**	**Att Frame**	**728**	**0**	**0**	**1990**

Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - ST. UTE-1980 - 0 x 0	**2,356**	**1980**

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Additional Notes:

UPDATED SKETCH IN 2020



Permission to Inspect Date



Ph 1 of 6 07/09/2020

Sketch 1 of 2