Mower County Assessors Office | **09.015.0010** | **Route #: 000-000-000** | **PDF 25** | **CERTIFIED**

13291 780TH AVE, LEROY | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **14.400**

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

JAMES FINHART, ET AL (D)
13291 780TH AVE
15704 750TH AVE
LEROY MN 55951-0000
Legal: 15 101 014
S1970FT SE1/4 **14.4 AC**

Section: **15** Township: **101** Range: **14** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 07/13/2020**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **499** Entry Status: **Interior Inspecti**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

E701FT N914FT

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ac X Rt						43,560.00	1.000	$27,000.00	0/0/0
Ac X Rt						43,560.00	1.000	$27,000.00	0/0/0
Sub Total						627,264.00	14.400		
Grand Total*						627,264.00	14.400		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**2 Story Frame**				
Arch Style	**Conventional**				
Year Built	**1974**	EYB	**1974**	EFA	**52**
Area SF	**1,280**	TLA	**3,584**	GLA	**2,304/1,280**
Ttl Rms	**12**	Ttl Bdrms	**5**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1	**1 Freestanding**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**3/0**	Other/Total Fixtures	**0/9**		
Decks & Patios					
Porches					
Ext Wall	**HRDBRD**	Roof	**Mtl / Hip**		
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	**$118,800**			
Dwlg	**$220,400**			
Impr	**$6,900**			
Total	**$346,100**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$118,800**	**$115,800**	**$115,800**
Dwelling	**$220,400**	**$252,100**	**$220,400**
Impr	**$6,900**	**$3,700**	**$3,900**
Total	**$346,100**	**$371,600**	**$340,100**

Additions	Area	Year
1 Story Frame	**576**	**1974**
1 Story Frame	**448**	**1974**

Garages	Area	W	L	Year
Det Frame	**672**	**0**	**0**	**1974**

Ag Buildings	Area	Year
927/927 - Shed - SHED - 0 x 0	**224**	**1950**
924/924 - Machine or Utility Bldg - MACHINE SHED-1976 - 0 x 0	**4,480**	**1976**
922/922 - Poultry House - CHICKEN COOP-1950 - 0 x 0	**1,152**	**1950**
917/917 - Swine Finish and Farrow (Old Style) - HOG BARN-1950 - 0 x 0	**1,320**	**1950**
926/926 - Crib - CORN CRIB-1950 - 0 x 0	**1,120**	**1950**

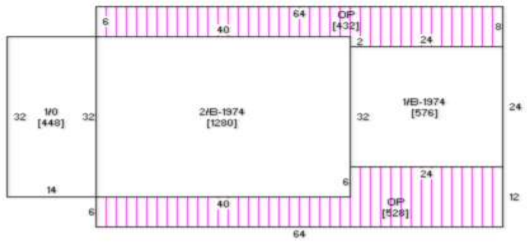
© Vanguard Appraisals, Inc.

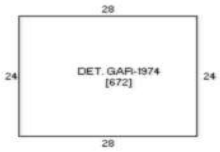
Ag Buildings	Area	Year
943/943 - Bin - Grain Storage (Bushel) - 3,000 bu. Stl. bins X 2		1968
924/924 - Machine or Utility Bldg - MACHINE SHED-1971 - 0 x 0	1,080	1971
926/926 - Crib - GRANARY-1950 - 0 x 0	384	1950
927/927 - Shed - SHED - 0 x 0	224	1950

Additional Notes:

N

UPDATED SKETCH IN 2020





Permission to Inspect Date



Ph 1 of 17 07/13/2020

**Sketch has been scaled to fit in this area