Mower County Assessors Office | **09.016.0030** | **Route #: 000-000-000** | **PDF 25** | **CERTIFIED**

13194 765TH AVE, LEROY Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **120.000**

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

Section: **16** Township: **101** Range: **14** Block: Lot:

Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 07/15/2020**

RURAL ADVANTAGE (D)
41 HOLDEN ST
CAMBRIDGE MA 21380-0000

Loc/Class: **RURAL/AG DWELLING** Tax District: **499** Entry Status: **INFO FROM OW**

MN Alloc/Hmstd: **200 - Agricultural *2a*/000 - Non-Homestead**

Legal: 16 101 014
SE1/4

E1/2 SW1/4 & SW1/4

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ag Lnd							98.500		0/0/0
Ag Lnd							5.500		0/0/0
Sub Total						5,227,200.00	120.000		
Grand Total*						5,227,200.00	120.000		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**2 Story Frame**				
Arch Style	**Conventional**				
Year Built	**1931**	EYB	**1931**	EFA	**95**
Area SF	**672**	TLA	**1,608**	GLA	**936/672**
Ttl Rms	**8**	Ttl Bdrms	**4**		
Bsmt/Attic	**Full / Floor & Stairs**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1					
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/1**	Other/Total Fixtures	**0/5**		
Decks & Patios					
Porches	**1S Frame Enclosed-200 SF**				
Ext Wall	**Stl**	Roof	**Asph / Hip**		
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	**$1,114,000**			
Dwlg	**$141,600**			
Impr	**$5,900**			
Total	**$1,261,500**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$1,114,000**	**$1,053,200**	**$1,048,600**
Dwelling	**$141,600**	**$138,000**	**$118,600**
Impr	**$5,900**	**$3,800**	**$4,300**
Total	**$1,261,500**	**$1,195,000**	**$1,171,500**

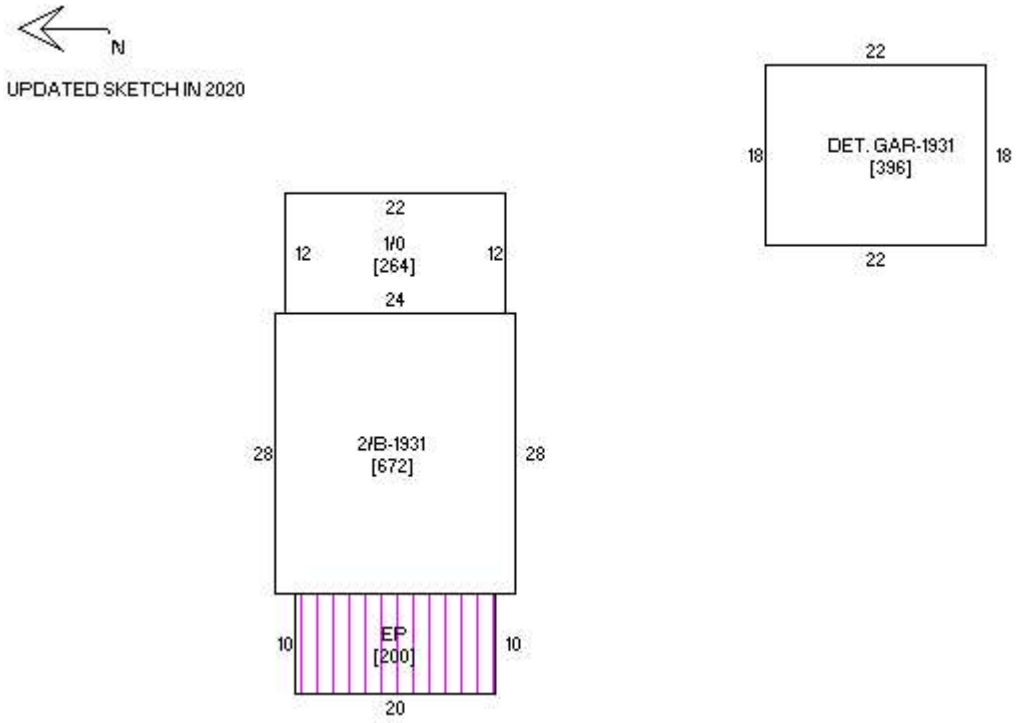
Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**264**	**1910**	**Det Frame**	**396**	**0**	**0**	**1931**

Ag Buildings	Area	Year
924/924 - Machine or Utility Bldg - MACHINE SHED-1973 - 0 x 0	**4,050**	**1973**
922/922 - Poultry House - CHICKEN COOP - 0 x 0	**640**	**1940**
927/927 - Shed - SHED - 0 x 0	**0**	**1940**
943/943 - Bin - Grain Storage (Bushel) - BIN-NV		**1940**
907/907 - Barn - Feed and Livestock - BARN - 0 x 0	**1,840**	**1940**

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Additional Notes:

Permission to Inspect Date





Ph 1 of 12 07/15/2020

Sketch 1 of 2

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