Mower County Assessors Office | **09.020.0090** | **Route #: 000-000-000** | **PDF 25** | **CERTIFIED**

12804 755TH AVE, LEROY | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **5.000**

Current Owner/Address | DBA: | Comp ID: | Map Area: **LEROY TWP: NEW**

DAVID & KRISTY FOX (D)
15379 BOULDER POINTE RD
EDEN PRAIRIE MN 55347-0000

Section: **20** Township: **101** Range: **14** Block: Lot:
Checks/Tags: Lister/Date: **CLL, 02/18/2015** Reviewer/Date: **CLL, 07/27/2020**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **499** Entry Status: **Info From Owne**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/000 - Non-Homestead**

Legal: 20 101 014
NE1/4 5AC

S396FT W550FT N1/2

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						217,800.00	5.000		
Grand Total*						217,800.00	5.000		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 1/2 Story Log-Pine**				
Arch Style	**Other**				
Year Built	**1997**	EYB	**1997**	EFA	**29**
Area SF	**1,200**	TLA	**2,232**	GLA	**1,392/840**
Ttl Rms	**8**	Ttl Bdrms	**2**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Walk-out (PLF Exposed) 40 Avg**				
Bsmt Finish 2					
Fireplace 1					
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**2/0**	Other/Total Fixtures	**0/9**		
Decks & Patios	**Wood Deck-144 SF/Wood Deck-252 SF**				
Porches	**1S Frame Open-390 SF/1S Frame Open-63 SF**				
Ext Wall	**Log**	Roof	**Mtl / 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
$265,000	09/13/2013		

Permit Amt	Permit Date	Permit #	Reason	Tag
$2,050	3/12/2019	6940	Misc	C

	Appraised	Board of Review	State Equalized	With Exemptions
Land	$82,000			
Dwlg	$453,100			
Impr	$9,400			
Total	$544,500			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	$82,000	$70,000	$70,000
Dwelling	$453,100	$435,000	$374,100
Impr	$9,400	$5,600	$5,800
Total	$544,500	$510,600	$449,900

Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	192	2013	Att Pine	624	0	0	2002

Ag Buildings	Area	Year
927/927 - Shed - WOOD SHOP-2002 - 0 x 0	540	2002
927/927 - Shed - Shed--NV - 0 x 0	392	1960
927/927 - Shed - Shed--1995 (est) - 18 x 20	360	1995
947/947 - Hoop House - HOOP SHED-NV - 0 x 0	240	2018
927/927 - Shed - SHED - 0 x 0	240	1960
927/927 - Shed - SHED-NV - 0 x 0	168	1960

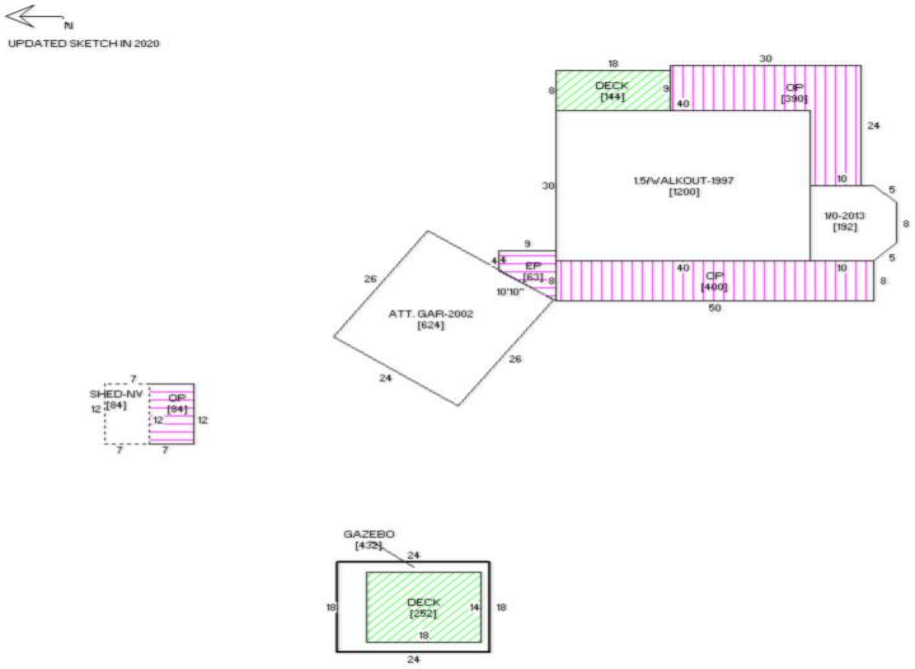
© Vanguard Appraisals, Inc.

Mower County Assessors Office	09.020.0090	Route #: 000-000-000	PDF 25	CERTIFIED

Ag Buildings	Area	Year
927/927 - Shed - WOOD SHED - 0 x 0	144	2018
927/927 - Shed - CHICKEN SHED - 0 x 0	120	1960
916/916 - Shed - Hay - CANOPY - 0 x 0	180	1960
916/916 - Shed - Hay - SAW CANOPY - 0 x 0	504	1960
927/927 - Shed - OLD CABIN/DOG KENNEL-1992 - 0 x 0	396	1992

Additional Notes:

Permission to Inspect Date





Ph 1 of 27 07/27/2020

**Sketch has been scaled to fit in this area