Mower County Assessors Office | **09.020.0140** | **Route #: 000-000-000** | **PDF 25** | **CERTIFIED**

12290 755TH AVE, LEROY | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **12.970**

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

FREDERICK W & DANA L HALE (D)
12290 755TH AVENUE
LEROY MN 55951-0000

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 Rente**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: 20 101 014 PART OF SW1/4 NW1/4 SE1/4 & N247.50FT NW1/4 SW1/4 SE1/4 LYING E OF HWY; DOC#671852 12.97AC

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						564,973.20	12.970		
Grand Total*						564,973.20	12.970		

*Includes all land areas

Notes

Residential Dwelling (1 of 2)

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**Ranch**				
Year Built	**1906**	EYB	**1906**	EFA	**120**
Area SF	**888**	TLA	**1,752**	GLA	**1,752/0**
Ttl Rms	**6**	Ttl Bdrms	**3**		
Bsmt/Attic	**1/2 / Floor & Stairs**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1					
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/3**		
Decks & Patios					
Porches	**1S Frame Open-32 SF**				
Ext Wall	**Vinyl**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions	**2**		

2nd Dwlg-Single-Family / Owner Occupied, 1 Story Frame, 2024, 1080 SF

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
$295,000	**09/28/2022**		**1473798**
$100,000	**01/15/2014**		

Permit Amt	Permit Date	Permit #	Reason	Tag
$399,000	**8/12/2024**	**8016**	**New Dwlg**	**R**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$115,900**			
Dwlg	**$311,300**			
Impr	**$1,800**			
Total	**$429,000**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$115,900**	**$93,900**	**$93,900**
Dwelling	**$311,300**	**$137,200**	**$118,300**
Impr	**$1,800**	**$900**	**$900**
Total	**$429,000**	**$232,000**	**$213,100**

Additions	Area	Year
1 Story Frame	**384**	**1998**
1 Story Frame	**480**	**1970**

Garages	Area	W	L	Year
Att Frame	**576**	**0**	**0**	**1998**

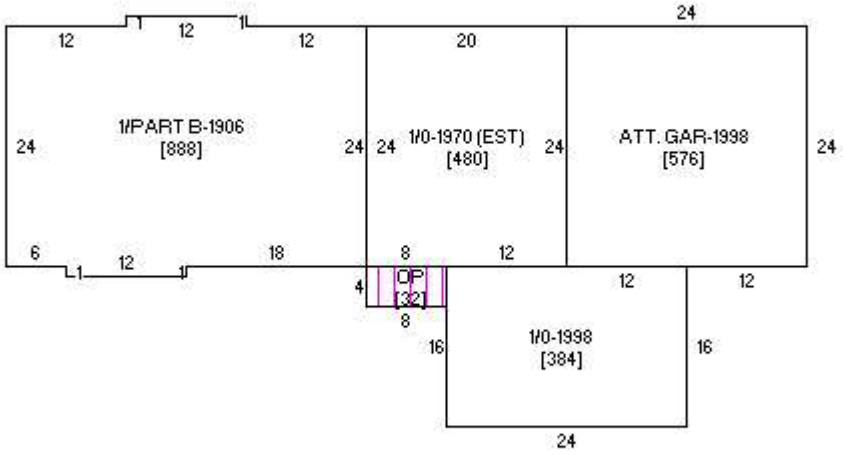
Ag Buildings	Area	Year
924/924 - Machine or Utility Bldg - SHED--1969 - 0 x 0	**2,880**	**1969**
924/908 - Lean-to - LEAN-TO--1970 (EST) - 0 x 0	**504**	**1970**

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Additional Notes:

Permission to Inspect Date

UPDATED SKETCH IN 2020





Ph 1 of 15 01/09/2025

Sketch 1 of 2