Mower County Assessors Office | **09.025.0030** | **Route #: 000-000-000** | **PDF 25** | **CERTIFIED**

79344 115TH ST, LEROY Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **20.000**

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

CLEON & PHEBE WENGER (D) Section: **25** Township: **101** Range: **14** Block: Lot:

79344 115TH ST Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 08/06/2020**

LEROY MN 55951-0000 Loc/Class: **RURAL/AG DWELLING** Tax District: **499** Entry Status: **Info From Owne**

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

Legal: 25 101 014 **E 734.33' W 1989.59' S 1186.35'**

NW1/4 20.00 AC

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ag Lnd							8.750		0/0/0
Ag Lnd						42,253.20	0.970		0/0/0
Sub Total						871,200.00	20.000		
Grand Total*						871,200.00	20.000		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**2 Story Frame**				
Arch Style	**N/A**				
Year Built	**1916**	EYB	**1916**	EFA	**110**
Area SF	**624**	TLA	**1,852**	GLA	**1,072/780**
Ttl Rms	**10**	Ttl Bdrms	**3**		
Bsmt/Attic	**Full / 1/4 Fin.**				
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	**0/6**		
Decks & Patios					
Porches	**1S Frame Enclosed-160 SF**				
Ext Wall	**Vinyl**	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)	

Sale Amt	Sale Date	Nut Code	Recording
$1,185,000	**11/01/2005**		

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$189,000**			
Dwlg	**$194,600**			
Impr	**$603,600**			
Total	**$987,200**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$189,000**	**$184,900**	**$182,500**
Dwelling	**$194,600**	**$183,300**	**$157,600**
Impr	**$603,600**	**$353,200**	**$379,000**
Total	**$987,200**	**$721,400**	**$719,100**

Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**448**	**1990**	**Att Frame**	**1,072**	**0**	**0**	**1990**

Ag Buildings	Area	Year
922/922 - Poultry House - POULTRY HOUSE - 2011 - 0 x 0	**38,412**	**2011**
927/927 - Shed - SHED - 0 x 0	**224**	**2011**
932/932 - Silo - Conc - SILO-NV		**1977**
932/932 - Silo - Conc - SILO-NV		**1977**
932/932 - Silo - Conc - SILO-NV		**1979**
913/913 - Barn - Pole - POLE BARN - 1977 - 0 x 0	**3,432**	**1977**

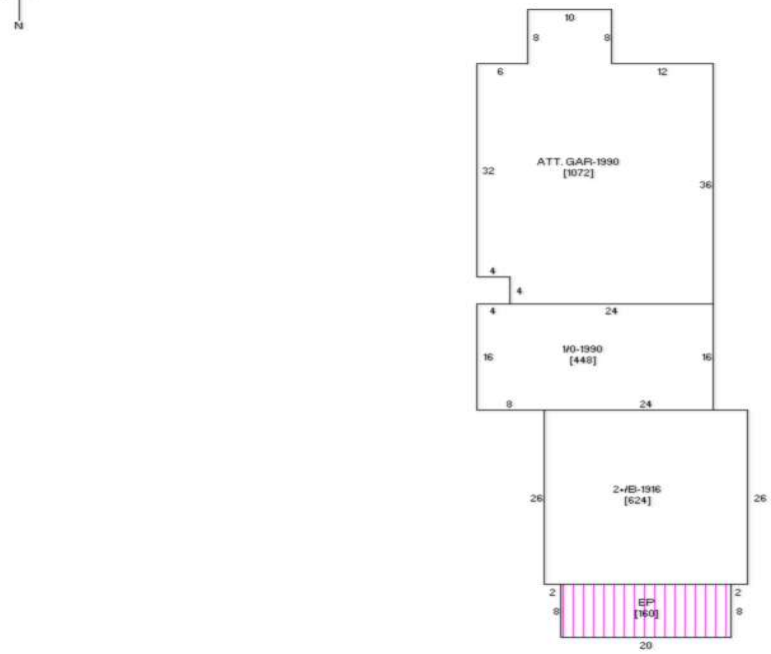
© Vanguard Appraisals, Inc.

Ag Buildings	Area	Year
912/912 - Barn - Confined Cattle - CONFINED CATTLE - 1987 - 0 x 0	6,144	1987
908/908 - Lean-to - LEAN- 1977 - 0 x 0	960	1977
943/943 - Bin - Grain Storage (Bushel) - BIN-NV		1980
926/926 - Crib - DAIRY BARN - 1977 - 0 x 0	784	1977
913/913 - Barn - Pole - POLE BARN - 1987 - 0 x 0	1,500	1987
918/918 - Confinement - Hog - HOG CONFINEMENT - 1984 - 0 x 0	2,304	1977
925/925 - Stl. Utility Bldg - Stl. UTILITY - 1997 - 0 x 0	8,640	1997
925/925 - Stl. Utility Bldg - ST. UTE-1978 - 0 x 0	4,176	1978
903/925 - Stl. Utility Bldg - ST. UTE-1979 - 0 x 0	2,592	1979

Additional Notes:

Permission to Inspect Date

UPDATED SKETCH IN 2020





Ph 1 of 22 08/06/2020

**Sketch has been scaled to fit in this area