Mower County Assessors Office | **09.039.0100** | **Route #: 000-000-000** | **PDF 25** | **CERTIFIED**

11903 755TH AVE, LEROY | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **6.000**

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

WILLIAM & KAY MCCLOUD (D)
11903 755TH AVE
LEROY MN 55951-0000

Section: **29** Township: **101** Range: **14** Block: Lot:
Checks/Tags: Lister/Date: **RLT, 02/19/2016** Reviewer/Date: **CLL, 07/27/2020**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **499** Entry Status: **Left Card/No Re**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: OUT LOTS 29 101 14 09039 6 AC OF OUT LOT 13 W OF CO ROAD

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						261,360.00	6.000		
Grand Total*						261,360.00	6.000		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**2 Story Frame**				
Arch Style	**N/A**				
Year Built	**1900**	EYB	**1900**	EFA	**126**
Area SF	**840**	TLA	**2,058**	GLA	**1,218/840**
Ttl Rms	**0**	Ttl Bdrms	**0**		
Bsmt/Attic	**Full / Floor & Stairs**				
Heat/AC	**Yes / No AC**				
Bsmt Finish 1					
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-60 SF**				
Porches	**1S Frame Open-60 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)	

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$90,000**			
Dwlg	**$163,900**			
Impr	**$86,800**			
Total	**$340,700**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$90,000**	**$76,000**	**$76,000**
Dwelling	**$163,900**	**$158,200**	**$136,100**
Impr	**$86,800**	**$62,500**	**$63,800**
Total	**$340,700**	**$296,700**	**$275,900**

Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	378	1996	Att Frame	648	0	0	1996

Yard Extras	Cnt	Year
Porches,Decks,Patios,etc. - W16.00 x L20.00 320 SF, Porch (commercial), AVG Pricing	1	2010

Ag Buildings	Area	Year
943/943 - Bin - Grain Storage (Bushel)		1940
943/943 - Bin - Grain Storage (Bushel)		1940
943/943 - Bin - Grain Storage (Bushel)		1940
943/943 - Bin - Grain Storage (Bushel)		1950

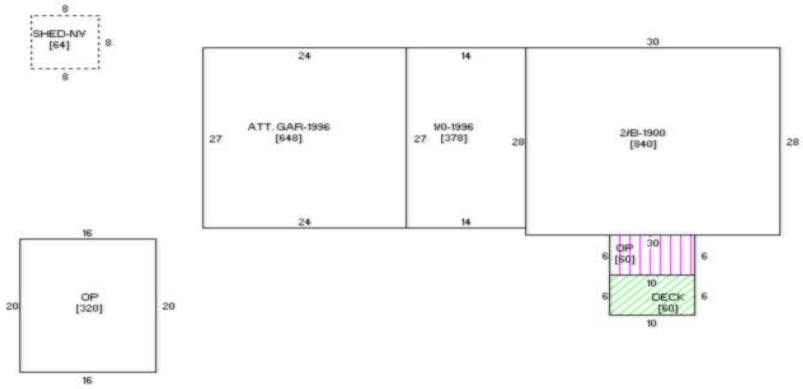
© Vanguard Appraisals, Inc.

Mower County Assessors Office	09.039.0100	Route #: 000-000-000	PDF 25	CERTIFIED

Ag Buildings	Area	Year
943/943 - Bin - Grain Storage (Bushel)		1950
943/943 - Bin - Grain Storage (Bushel)		1950
943/943 - Bin - Grain Storage (Bushel)		1950
943/943 - Bin - Grain Storage (Bushel)		1950
943/943 - Bin - Grain Storage (Bushel)		1950
932/932 - Silo - Conc		1950
925/925 - Stl. Utility Bldg - ST. UTE-2009 - 0 x 0	3,800	2009
903/925 - Stl. Utility Bldg - ST UTILITY ADDN - 0 x 0	168	2009

Additional Notes:

UPDATED SKETCH IN 2020



Permission to Inspect Date



Ph 1 of 17 07/27/2020

**Sketch has been scaled to fit in this area