Mower County Assessors Office | **10.013.0030** | **Route #: 917-050-02F** | **PDF 26** | **CERTIFIED**

73233 140TH ST, LEROY Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **7.720**

Current Owner/Address DBA: **BOB'S BODY BUSINESS** Comp ID: Map Area: **Lodi Twp**

MARJORIE MOSSYGE REVOCABLE LIVING TRUST (D)
408 N EVERETT ST APT 3
BOX 314
LEROY MN 55951-0000

Section: **13** Township: **101** Range: **15** Block: Lot:
Checks/Tags: Lister/Date: **CW, 10/31/2011** Reviewer/Date: **CLL, 05/19/2020**
Loc/Class: **RURAL/AG DWELLING** Tax District: **499** Entry Status: **Left Card/No Re**
MN Alloc/Hmstd: **200 - Agricultural *2a*/001 - Full Homestead**

Legal: 13 101 015 **E 715' W 1455' N 470' N1/2 NW1/4**
7.72 AC

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ag Lnd						32,234.40	0.740		0/0/0
Ag Lnd							1.000		0/0/0
Sub Total						336,283.20	7.720		
Grand Total*						336,283.20	7.720		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 1/2 Story Frame**				
Arch Style	**N/A**				
Year Built	**1880**	EYB	**1880**	EFA	**146**
Area SF	**576**	TLA	**1,443**	GLA	**1,040/403**
Ttl Rms	**8**	Ttl Bdrms	**3**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1	**1 Limited function**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/3**		
Decks & Patios					
Porches					
Ext Wall	**WD**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions	**2**		

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	**$95,900**			
Dwlg	**$110,100**			
Impr	**$164,800**			
Total	**$370,800**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$95,900**	**$98,900**	**$98,900**
Dwelling	**$110,100**	**$92,800**	**$79,800**
Impr	**$164,800**	**$153,100**	**$134,200**
Total	**$370,800**	**$344,800**	**$312,900**

Additions	Area	Year
1 Story Frame	**128**	**1975**
1 Story Frame	**336**	**1965**

Garages	Area	W	L	Year
Det Frame	**440**	**0**	**0**	**1940**

Commercial Buildings	Area	Year
408/713 - Shop - SHOP-1950	**864**	**1950**

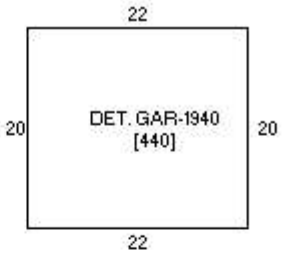
Ag Buildings	Area	Year
913/913 - Barn - Pole - CATTLE POLE SHED-1966 - 0 x 0	**5,250**	**1966**
932/932 - Silo - Conc - SILO-NV		**1968**
927/927 - Shed - SHED-1920 (EST) - 0 x 0	**640**	**1920**

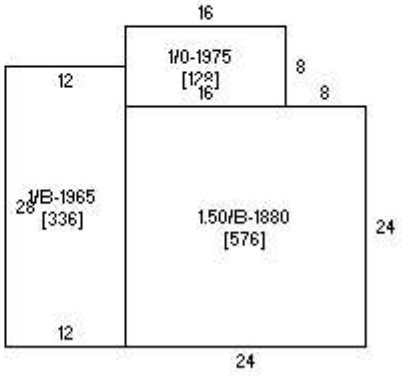
© Vanguard Appraisals, Inc.

Ag Buildings	Area	Year
917/917 - Swine Finish and Farrow (Old Style) - HOG BARN-1920 - 0 x 0	1,040	1940
927/927 - Shed - SHED - 0 x 0	192	1940
926/926 - Crib - GRANARY-1925 - 0 x 0	768	1925
913/913 - Barn - Pole - POLE SHED-1940 - 0 x 0	1,472	1940
927/927 - Shed - SHED ADD'N - 0 x 0	288	1945
926/926 - Crib - GRANARY-1940 - 0 x 0	576	1940
907/907 - Barn - Feed and Livestock - BARN-1920 - 0 x 0	2,176	1920

Additional Notes:

Permission to Inspect Date









UPDATED SKETCH IN 2020

Ph 1 of 32 05/19/2020

Sketch 1 of 3