Mower County Assessors Office | **12.009.0010** | **Route #: 000-000-000** | **PDF 28** | **CERTIFIED**

20794 640TH AVE, ROSE CREEK Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **2.510**

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

JODELL & PATRICK NELSEN (D) Section: **9** Township: **102** Range: **16** Block: Lot:

20794 640TH AVE Checks/Tags: Lister/Date: **JA, 06/26/2024** Reviewer/Date: **CLL, 07/22/2019**

ROSE CREEK MN 55970-0000 Loc/Class: **RURAL/RESIDENTIAL** Tax District: **500** Entry Status: **Left Card/No Re**

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

Legal: 09 102 016 **W248FT S440FT**

N1335FT W1/2 NW1/2 2.51AC

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						109,335.60	2.510		
Grand Total*						109,335.60	2.510		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1975**	EYB	**1975**	EFA	**51**
Area SF	**1,320**	TLA	**1,320**	GLA	**1,320/0**
Ttl Rms	**7**	Ttl Bdrms	**2**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Rec. Room (Single) 990 Avg**				
Bsmt Finish 2					
Fireplace 1					
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/6**		
Decks & Patios	**Concrete Patio-160 SF/Concrete Patio-250 SF**				
Porches	**1S Frame Open-80 SF**				
Ext Wall	**Stl**	Roof	**Asph / Hip**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions	**0**		

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
$375,000	**06/04/2021**		

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$59,100**			
Dwlg	**$238,800**			
Impr	**$68,800**			
Total	**$366,700**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$59,100**	**$49,100**	**$49,100**
Dwelling	**$238,800**	**$232,100**	**$199,500**
Impr	**$68,800**	**$60,500**	**$63,600**
Total	**$366,700**	**$341,700**	**$312,200**

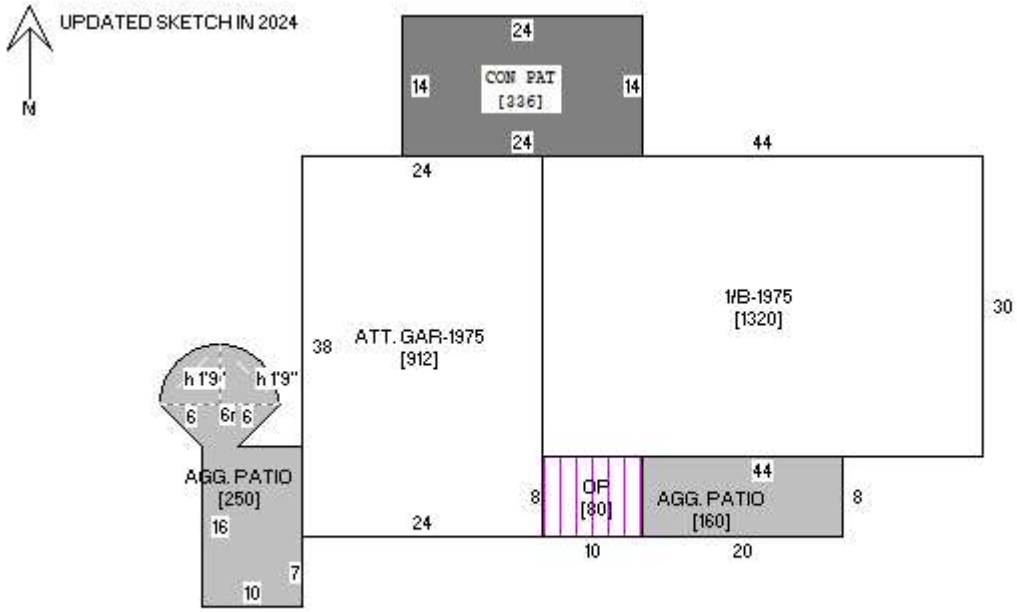
Additions	Area	Year	Garages	Area	W	L	Year
			Att Frame	**912**	**0**	**0**	**1975**

Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - ST. UTE-1994 - 0 x 0	**1,840**	**1994**
903/925 - Stl. Utility Bldg - ST. UTE-2004 (EST) - 0 x 0	**1,440**	**2004**
903/925 - Stl. Utility Bldg - ST. UTE-2013 (EST) - 0 x 0	**1,200**	**2013**

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Additional Notes:

Permission to Inspect Date





Ph 1 of 13 06/26/2024

Sketch 1 of 2