

105 MANTORVILLE AVE S, KASSON

Deed: **ROUNABOUT PROPERTIES**

Map Area: **Kasson Commercial**

Checks/Tags:

Contract:

Route: **000-000-000**

Lister/Date: **RBD, 01/02/2024**

CID#:

Tax Dist: **Kasson/SD 204**

Review/Date: **RBD, 09/22/2023**

DBA:

Plat Page: **24100**

Entry Status: **Interior Inspecte**

MLS:

Subdiv: **ORIGINAL PLAT - 24100**

Urban / Industrial / Inds Land & Bldgs

Legal: Section: 33; Twp: 107; Rng: 016; Block: ; Lot: ; Deeded Acres: 0.625

THAT PART OF LOTS ONE (1), TWO(2), THREE (3), AND FOUR (4) OF BLOCK TWENTY-TWO (22)

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land						
SqFt X Rate						21,780.00	0.500			C-300						
SF x Rate 2						5,662.80	0.130			C-250						
Subtotal						27,442.80	0.630									
Grand Total						27,442.80	0.630									

Street

Utilities

Zoning

Land Use

SqFt X Rate	Paved	Rural Water	Contact Local Zoning Office	None
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Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2024
12/08/2022	\$795,000	C007	247219						Land	\$79,500	\$0	\$0	\$79,500
06/15/2018	\$350,000	D000	225432						Dwlg		\$0	\$0	
									Impr	\$600,600	\$0	\$0	\$600,600
									Total	\$680,100	\$0	\$0	\$680,100

Precomputed Structure	
Occ. Code	501
Occ. Descr.	Office - General
Year Built	1946
EFF Age/Yr	39/ 1985
Condition	
Description	1946 CB/FR Multi-unit
Style	C.Blk - Steel
Stories	1
Base	3,608
Basement	0
Basement Parking	No
1st Flr Inset Adj	0
GBA	12268

Verticals						
Ftg & Fdtn						
Exterior wall						
Interior wall						
Pilasters						
Wall facing						
Windows						
Fronts/Doors						

Horizontals						
Basement						
Roof						
Ceiling						
Struct. Floor						
Floor Cover						
Partitions						
Framing						
HVAC						
Electrical						
Sprinkler						

Plumbing		
	B	Ext
Lavatory		1

Adjustments		
Partition - Drywall/Stuc	440	AVG

Bldg / Addn	Description	Units	Year							
1 of 4	Bldg O 501 —Office - General									
	Pre P 501 —Office - General	3,608								
	Plmb Lavatory - AVG	1								
	Adj Partition - Drywall/Stud - (PSFSA) - AVG	440								
1 of 2	Ex Canopy 738 SF, Frame, Average Pricing	1	1946							
2 of 2	Ex Porch W6.00 x L7.00 42 SF, 1S Frame Enclosed	1	1946							

Precomputed Addition	
Occ. Code	604
Occ. Descr.	Metal Office
Year Built	1993
EFF Age/Yr	29/ 1995
Condition	
Description	1993 1S/0 Fr Lt Mfg
Style	Metal - Steel
Width	0
Base	4,368
Basement	0
Decorative Front	Yes
GBA	12268

Verticals						
Ftg & Fdtn						
Exterior wall						
Interior wall						
Pilasters						
Wall facing						
Windows						
Fronts/Doors						

Horizontals						
Basement						
Roof						
Ceiling						
Struct. Floor						
Floor Cover						
Partitions						
Framing						
HVAC						
Electrical						
Sprinkler						

Plumbing		
	B	Ext
Lavatory		1
Sink-Kitchen		1

Adjustments		
Loading Dock - dock l	1	AVG

Precomputed Addition	
Occ. Code	501
Occ. Descr.	Office - General
Year Built	1986
EFF Age/Yr	38/ 1986
Condition	
Description	1986 1S/0 Fr Multi-unit
Style	C.Blk - Steel
Stories	1
Base	4,182
Basement	0
Basement Parking	No
1st Flr Inset Adj	0
GBA	12268

Verticals						
Ftg & Fdtn						
Exterior wall						
Interior wall						
Pilasters						
Wall facing						
Windows						
Fronts/Doors						

Horizontals						
Basement						
Roof						
Ceiling						
Struct. Floor						
Floor Cover						
Partitions						
Framing						
HVAC						
Electrical						
Sprinkler						

Plumbing		
	B	Ext
Lavatory		1

Adjustments		
Partition - Drywall/Stuc	510	AVG

Precomputed Addition	
Occ. Code	602
Occ. Descr.	Metal Warehouse - Milled Wood Frame
Year Built	1993
EFF Age/Yr	31/ 1993
Condition	
Description	Lean
Width	5
Ht	8
Base	110
Basement	0
GBA	12268

Verticals						
Ftg & Fdtn						
Exterior wall						
Interior wall						
Pilasters						
Wall facing						
Windows						
Fronts/Doors						

Horizontals						
Basement						
Roof						
Ceiling						
Struct. Floor						
Floor Cover						
Partitions						
Framing						
HVAC						
Electrical						
Sprinkler						

Plumbing			B	Ext
Adjustments				

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2024		Appr	Urban	Ind	\$79,500	\$0	\$600,600	\$0	\$680,100
2023		Appr	Urban	Ind	\$67,200	\$0	\$314,500	\$0	\$381,700
2022		Appr	Urban	Ind	\$57,600	\$0	\$322,700	\$0	\$380,300
2021		Appr	Urban	Ind	\$57,600	\$0	\$294,800	\$0	\$352,400
2020		Appr	Urban	Ind	\$57,600	\$0	\$302,200	\$0	\$359,800
2019		Appr	Urban	Ind	\$57,600	\$0	\$289,900	\$0	\$347,500
2018		Appr	Urban	Ind	\$41,200	\$0	\$265,400	\$0	\$306,600
2017		Appr	Urban	Ind	\$41,200	\$0	\$274,400	\$0	\$315,600
2016		Appr	Urban	Ind	\$28,500	\$0	\$296,500	\$0	\$325,000
2015		Appr	Urban	Ind	\$28,500	\$0	\$305,700	\$0	\$334,200
2014		Appr	Urban	Ind	\$28,500	\$0	\$310,200	\$0	\$338,700
2013		Appr	Urban	Comm	\$28,500	\$0	\$319,400	\$0	\$347,900
2012		Appr	Urban	Comm	\$28,500	\$0	\$324,000	\$0	\$352,500
2011		Appr	Urban	Comm	\$31,700	\$0	\$333,200	\$0	\$364,900
2010		Appr			\$31,700	\$0	\$337,700	\$0	\$369,400
2009		Appr			\$31,700	\$0	\$320,400	\$0	\$352,100
2008		Appr			\$31,700	\$0	\$342,500	\$0	\$374,200
2007	2007 Final certified value	Appr			\$31,700	\$0	\$305,700	\$0	\$337,400
2007	BOR Value is original appraised value	Appr			\$31,700	\$0	\$305,700	\$0	\$337,400

2006		Appr		\$43,200	\$0	\$0	\$0	\$43,200
2005	Imported from CamaUSA	BofR		\$43,161	\$0	\$0	\$0	\$43,161







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