BLOCK 206 LOTS 5 THRU 8
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

WARSHAW RYAN MATTHEW
16450 EQUESTRIAN TRAIL
LAKEVILLE, MN 55044

2026

08-3N-24-2380-0206-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

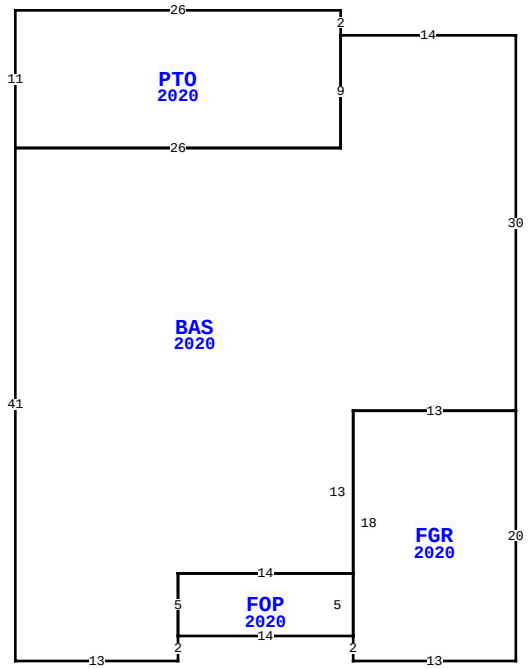
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	2020	1,408	193,446
FGR	260	55	2020	143	19,647
FOP	70	30	2020	21	2,885
PTO	286	5	2020	14	1,924
TOTALS	2,024			1,586	217,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,586	101.8980	141.64	224,641	2021	2021	0	0	0	3.00	97.00

1 SNGL FAM 0% - 0 Heated Area: 1408 HX Base Yr



27161 12TH AV, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	217,902
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	34,500
TOTAL MARKET VALUE	252,402
SOH/AGL Deduction	0
ASSESSED VALUE	252,402
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,402
TOTAL JUST VALUE	252,402
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200200	CO ISSUED	0	05/20/2021
20200200	NEW CONSTR	0	09/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/0722	5/28/2021	WD	Q	I	01	245,500
GRANTOR: BISHOP DAVID W JR & C						
GRANTEE: WARSHAW RYAN MATTHE						
2387/0047	8/25/2020	WD	U	V	11	100
GRANTOR: FRANKLIN MICHAEL C &						
GRANTEE: BISHOP DAVID W JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 PTO=[YR=2020] N2 W26 S11 E26 N9$ S9 W26 S41 E13 N2 FOP=[YR=2020] E14 FGR=[YR=2020] S2 E13 N20 W13 S18$ N5 W14 S5$ N5 E14 N13 E13 N30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0005	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	345.00	345.00	34,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 07/09/2026 BY SYS