PT NE1/4 OF NW1/4
IN OR 2610/318
(EX PT IN OR 2594/1533)

ROSS ANNA LILLIE
2671 SANTEE TRAIL
PRIOR LAKE, MN 55372

2026

12-2N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

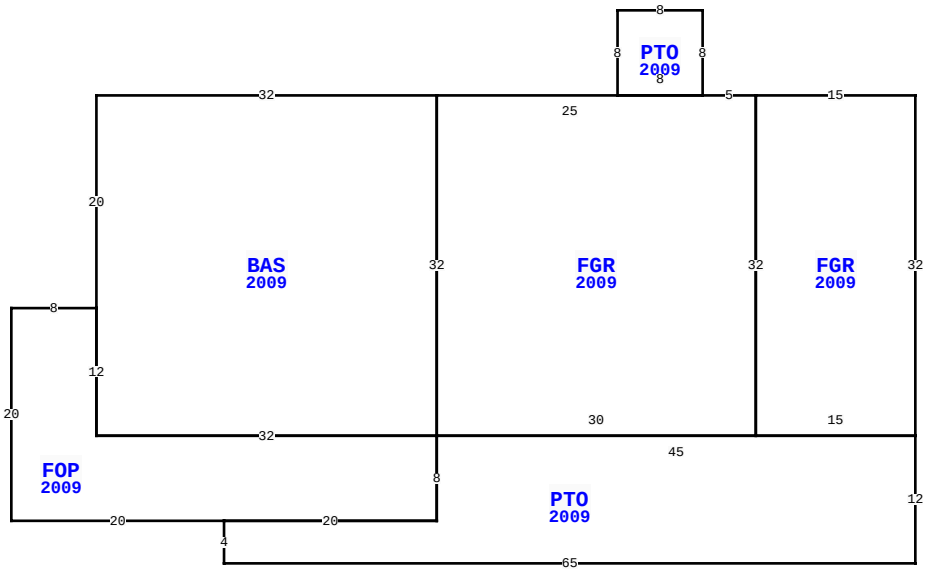
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	2009	1,024	116,572
FGR	480	55	2009	264	30,053
FGR	960	55	2009	528	60,107
FOP	416	30	2009	125	14,230
PTO	64	5	2009	3	341
PTO	620	5	2009	31	3,529
TOTALS	3,564			1,975	224,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	117.2080	123.07	243,063	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM 0% - 2023 Heated Area: 1024 HX Base Yr



45066 ARIELS TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	224,833
TOTAL MARKET OB/XF VALUE	7,056
TOTAL LAND VALUE - MARKET	74,000
TOTAL MARKET VALUE	305,889
SOH/AGL Deduction	0
ASSESSED VALUE	305,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,889
TOTAL JUST VALUE	305,889
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25198	ADDITION	6,959	09/01/2011
C22664	CO ISSUED	0	11/01/2009
P13868	OTHER	0	08/01/2009
E21955	ELEC OTHER	0	07/01/2009
M14715	MECH OTHER	0	07/01/2009
B22664	NEW CONSTR	190,080	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/0318	12/21/2022	WD	U	I	11	100
GRANTOR: DOUGLAS JAMES RICHARD						
GRANTEE: ROSS ANNA LILLIE F/						
1733/1923	3/30/2011	QC	U	I	11	100
GRANTOR: ROSS ANNA LILLIE						
GRANTEE: DOUGLAS JAMES R						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2009] W15 FGR=[YR=2009] W5 PTO=[YR=2009] N8 W8 S8 E8$ W25 BAS=[YR=2009] W32 S20 FOP=[YR=2009] W8 S20 E20 PTO=[YR=2009] S4 E65 N12 W45 S8 W20$ E20 N8 W32 N12$ S12 E32 N32$ S32E30 N32$ S32 E15 N32$.

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
1	0510	GARAGE WD-	0	0	20	18	360.00	SF	35.00	35.00	100	2011	2011	3	56	7,056	

LAND DESCRIPTION

TOTAL OB/XF 7,056

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	0007	OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	40,000.00	40,000.00	74,000							

REVIEW DATE 04/05/2023 BY WW Total Acres: 1.85 Total Land Value: 74,000 Market: 0 Agricultural: 0 Common: 74,000 PRINTED 07/09/2026 BY SYS