LOT 6
MILLS CORNER PBK 8/271
ESMT OR 2303/534

HENDREN DENNIS V FAMILY REVOCABLE TRUST/HENDREN DE
C/O 2185 225TH ST W
FARMINGTON, MN 55024

2026

34-3N-25-0121-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

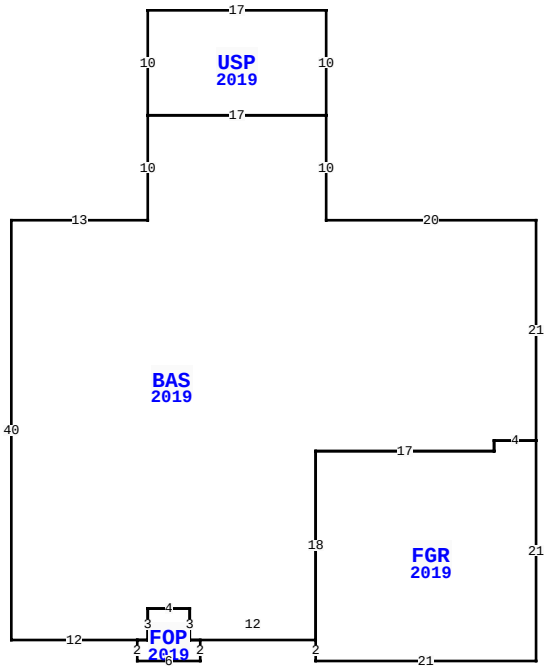
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100	2019	1,776	297,056
FGR	424	55	2019	233	38,972
FOP	24	30	2019	7	1,171
USP	170	30	2019	51	8,530
TOTALS	2,394			2,067	345,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,067	103.3410	171.55	354,594	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 0% - 2026 Heated Area: 1776 HX Base Yr



56041 GRIFFIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	345,729
TOTAL MARKET OB/XF VALUE	16,822
TOTAL LAND VALUE - MARKET	219,120
TOTAL MARKET VALUE	581,671
SOH/AGL Deduction	0
ASSESSED VALUE	581,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	581,671
TOTAL JUST VALUE	581,671
NCON VALUE	16,465
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	518,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001996	ADDITION	43,113	02/04/2022
19007217	CO ISSUED	0	12/13/2019
19002419	NEW CONSTR	241,457	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2848/445	2/09/2026	SW	U	I	11	100
GRANTOR: HENDREN DENNIS VINCEN						
GRANTEE: HENDREN DENNIS V FA						
2815/1229	9/09/2025	WD	Q	I	01	625,000
GRANTOR: WHITE KEVIN GERARD						
GRANTEE: HENDREN DENNIS VINC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 N10 USP=[YR=2019] N10 W17 S10 E17$ W17 S10 W13 S40 E12 FOP=[YR=2019] S2 E6 N2 W1 N3 W4 S3 W1$ E1 N3 E4 S3 E12 FGR=[YR=2019] S2 E21 N21 W4 S1 W17 S18$ N18 E17 N1 E4 N21$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
3	0680	POLE SHED	0	0	48	30	1,440.00	SF	10.00	10.00	100	2022	2022	3	93	13,392	

LAND DESCRIPTION

TOTAL OB/XF 16,822

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	0006	OR	0.00	0.00	4.98	AC		1.00	1.00	1.00	44,000.00	44,000.00	219,120							

REVIEW DATE 03/30/2026 BY TWA Total Acres: 4.98 Total Land Value: 219,120 Market: 0 Agricultural: 0 Common: 219,120 PRINTED 07/09/2026 BY SYS