

COMM 473 FT W OF NE COR OF NE1/4
POB, RUN S 181.5 FT, W 240 FT, N
FT TO POB, EX RD .

BLANCHETTE JOHN/BLANCHETTE VICKIE
2120 SW DEEP ROCK LOOP
BEMIDJI, MN 56601

2026

31-4S-17-08919-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Stories	1.	1. 100
Architectual	01	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31417.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,344	100
UOP	24	25
UOP	48	25
UOP	64	25
TOTALS	1,480	1,378

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,378	110.7000	66.42	91,527	1978	1978	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2021 Heated Area: 1344 HX Base Yr													
1428 SW BEDENBAUGH LN, LAKE CITY													
BLD DATE: 04/07/2025 MLU													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0040	BARN, POLE	0	0	10	20	200.00	UT	2.50	2.50	100	1993	1993
2	0070	CARPORT UF	0	0	21	30	630.00	UT	3.00	3.00	100	1993	1993
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE										36,611		
TOTAL MARKET OB/XF VALUE										9,690		
TOTAL LAND VALUE - MARKET										15,000		
TOTAL MARKET VALUE										61,301		
SOH/AGL Deduction										4,551		
ASSESSED VALUE										56,750		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										56,750		
TOTAL JUST VALUE										61,301		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										61,301		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1406/2319		2/07/2020		WD	Q	I	01	10,000				
GRANTOR: EDWARD E METHENY ETAL												
GRANTEE: JOHN & VICKIE BLANC												
1401/2390		9/09/2019		PB	U	I	14	0				
GRANTOR: CLERK OF COURT (BETTY												
GRANTEE: EDWARD E METHENY ET												
BUILDING NOTES												
BUILDING DIMENSIONS												
UOP= N8 W6 S8 E6\$ BAS= W6 UOP= N8 W8 S8 E8\$ W50 S24 E41 UOP= S3 E8 N3 W8\$ E15 N24\$.												