LOT 13 MAGNOLIA HEIGHTS S/D OF L
326-158, PB 1409-430, PR 1416-19

TSHABALALA RICHARD ANDREW
2731 XERXES AVE NORTH
ROBBINSDALE, MN 55422

2027

00-00-00-11450-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,490
TOTAL LAND VALUE - MARKET	3,200
TOTAL MARKET VALUE	4,690
SOH/AGL Deduction	0
ASSESSED VALUE	4,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,690
TOTAL JUST VALUE	4,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/863	6/30/2026	LE	U	I	14	100
GRANTOR: TSHABALALA RICHARD AN						
GRANTEE: TSHABALALA RICHARD						
1476/2224	8/31/2022	LE	U	I	14	100
GRANTOR: TSHABALALA MANDLA A						
GRANTEE: TSHABALALA RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	100	2004	2004	3	100	1,440	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,490

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	0700	C	MISC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	3,200.00	3,200.00	3,200							

REVIEW DATE 11/12/2015 BY DF — Total Acres: 0.19 — Total Land Value: 3,200 — Market: 0 — Agricultural: 0 — Common: 3,200 — PRINTED 11/17/2026 BY SYS