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

**2026**

**00-00-00-11450-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 | 05/03/2021 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### 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 |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
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| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1476/2224 | 8/31/2022 | LE | U | I | 14 | 100 |
| GRANTOR: TSHABALALA MANDLA A | | | | | | |
| GRANTEE: TSHABALALA RICHARD | | | | | | |
| 1416/1920 | 7/27/2020 | PR | U | V | 30 | 100 |
| GRANTOR: MANDLA TSHABALALA(PR/ | | | | | | |
| GRANTEE: MANDLA A TSHABALALA | | | | | | |

## 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 | |

TOTAL OB/XF 1,490

## LAND DESCRIPTION

| 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 06/09/2026 BY SYS