COMM SE COR OF SE1/4 OF NW1/4, R
FOR POB, THEN N 66 DEG W 540.48
R/W OF CO RD, N 23 DEG E ALONG S

KOEHLMOOS GREG E/KOEHLMOOS KATHLEEN L
725 31ST STREET NORTHWEST
BEMIDJI, MN 56601

2026

08-6S-16-03799-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8616.00	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

563 SW JUNCTION RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	37,440
TOTAL MARKET VALUE	44,440
SOH/AGL Deduction	0
ASSESSED VALUE	44,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,440
TOTAL JUST VALUE	44,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37634	TR/TRAILER	257	01/15/2019
11841	M H	125	11/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1384/1728	4/30/2019	WD	Q	V	01	37,000
GRANTOR: RICH & DEE FISHER (H/						
GRANTEE: GREG E & KATHLEEN L						
1337/1906	5/17/2017	WD	Q	V	01	17,500
GRANTOR: STANLEY L NIMITS						
GRANTEE: RICH & DEE FISHER (						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	2.34	AC		1.00	1.00	1.00	16,000.00	16,000.00	37,440							

REVIEW DATE 08/20/2019 BY RP Total Acres: 2.34 Total Land Value: 37,440 Market: 0 Agricultural: 0 Common: 37,440 PRINTED 05/08/2026 BY SYS