

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


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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											
DOR CODE		0700 MISC IMPROVED																													
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																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
EXTRA FEATURES																				563 SW JUNCTION RD, FORT WHITE											
L N	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											
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	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 05/07/2026 BY AJ																				Total Acres: 2.34 Total Land Value: 37,440 Market: 0 Agricultural: 0 Common: 37,440 PRINTED 06/23/2026 BY SYS											

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									