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

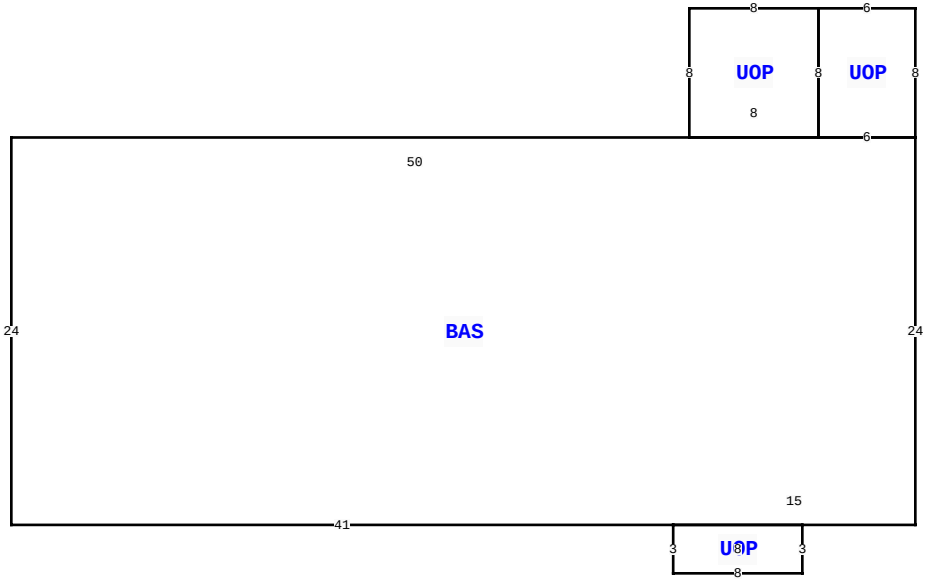
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	35,707
UOP	24	25		6	160
UOP	48	25		12	319
UOP	64	25		16	425
TOTALS	1,480			1,378	36,611

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		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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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	18,000
TOTAL MARKET VALUE	64,301
SOH/AGL Deduction	7,551
ASSESSED VALUE	56,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,750
TOTAL JUST VALUE	64,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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$.

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	0040	BARN,POLE	0	0	10	20	200.00	UT	2.50	2.50	100	1993	1993	3	100	500	
2	0070	CARPORT UF	0	0	21	30	630.00	UT	3.00	3.00	100	1993	1993	3	100	1,890	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,690

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 06/30/2017 BY BC Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 06/25/2026 BY SYS