

Tax Forfeiture Sale

Renville County Auditor/Treasurer
500 East DePue Ave, Suite 202
Olivia, MN 56277
auditors@renvillecountymn.gov
(320) 523-2071

Date & Time: Wednesday, October 29 at 9:30 AM

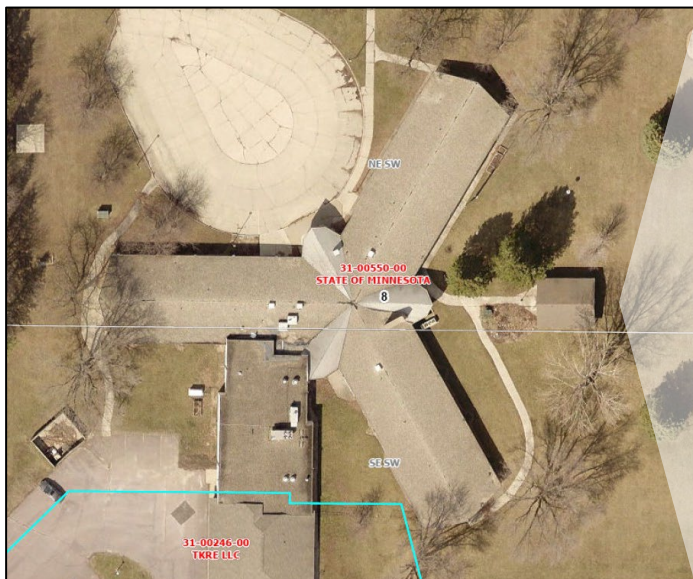
Location: Renville County Government Services Center
105 S 5th Street, Rooms 116/117
Olivia, MN 56277

Parcel ID 31-00550-00

Legal Description: URBAN PT OF LOT B OF NE4 OF SW4 & PT OF SE4 OF SW4
-EX .032 AC TRACT- 08-112-32 3.80 AC

Property Address: 300 10th Ave SE, Fairfax, MN 55332

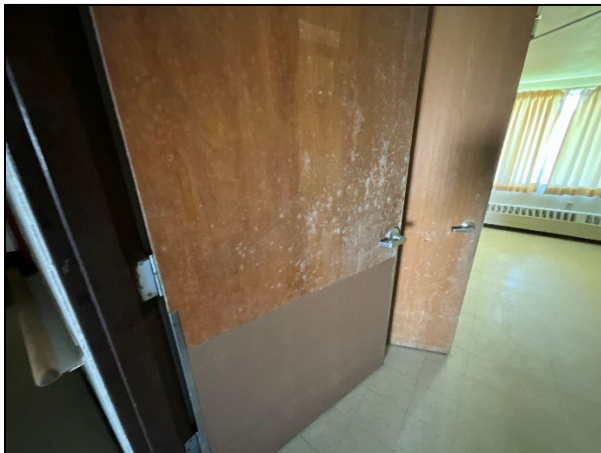
Estimated Market Value (2025): \$293,900 **Starting Bid:** \$293,900



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Additional Photos:



PARCEL APPRAISAL SUMMARY
2025 ASSESSMENT FOR TAX PAYABLE IN 2026

The 2025 assessment reflects the property value as of January 2nd, 2025 using sales that occurred between October 2023 and September 2024. Buildings built prior to January 2nd, 2025 or buildings which were partially complete as of January 2nd, 2025 are included here. Any buildings built after January 2nd, 2025 will be included on the January 2nd, 2026 assessment.

PARCEL 31-00550-00 FAIRFAX CITY 2365 GFW PUBLIC SCHOOL

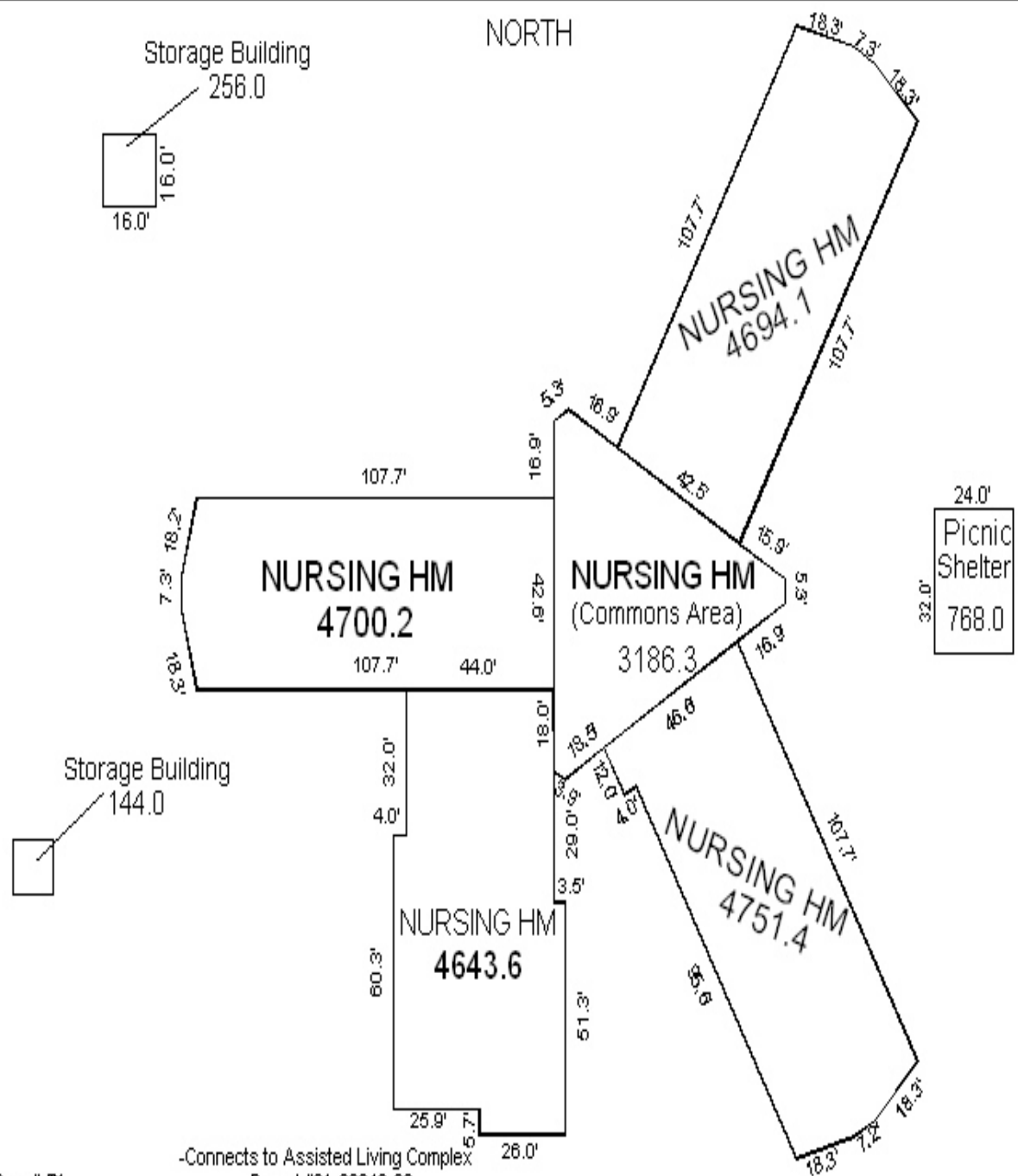
Primary Taxpayer	Legal Description
STATE OF MINNESOTA C/O RENVILLE COUNTY AUDITOR 500 E DEPUE AVE - STE 202 OLIVIA MN 56277	URBAN PT OF LOT B OF NE4 OF SW4 & PT OF SE4 OF SW4 -EX .032 AC TRACT- 08-112-32 3.80 AC

Property Classification	Property Address	Lake #
STATE PROPERTY	300 10TH AVE SE 55332	

Estimated Market Value	293,900	PRIMARY HOUSE SUMMARY	
Exempt Wetlands/Native Prarie		Condition	
Green Acres Value Def.		Type	
Rural Pres. Value Deferred		# of Units	
Plat Deferement		Total Sq Ft	
JOBZ Amount Exempted		Year Built	
This Old House Exclusion		Year Remdl	
Dis Vets Mkt. Value Excl.		Air Cond	N
Homestead Mkt. Value Excl.			
Taxable Market Value	293,900	Lot 1	
New Improvements included in Est. Mkt.		Lot 2	
Referendum Market Value		Lot Sq Ft	

YEAR BUILT	ITEM	TYPE	QUANT/SF	CER
	LOT TYPE	SF	166,834.00	
1965	NURSING HM	C / AVER	4,751.00	
1965	NURSING HM	C / AVER	4,700.00	
1965	NURSING HM	C / AVER	4,694.00	
1965	NURSING HM	C / AVER	4,644.00	
1965	NURSING HM	C / AVER	3,186.00	
1996	*CANOPY	GOOD	765.00	
2003	*UTIL SHED	AVERAGE	256.00	
2003	*UTIL SHED	AVERAGE	144.00	

Totals		
LAND 118,500	BUILDINGS 175,400	TOTAL 293,900



Sketch by Apex IV™

-Connects to Assisted Living Complex
Parcel #31-00246-00