

Tax Forfeiture Sale

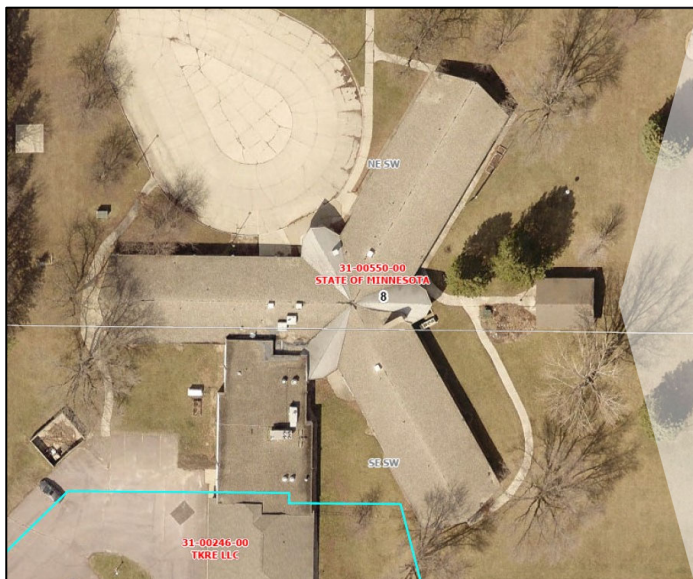
Renville County Auditor/Treasurer
500 East DePue Ave, Suite 202
Olivia, MN 56277
auditors@renvillecountymn.gov
(320) 523-2071

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

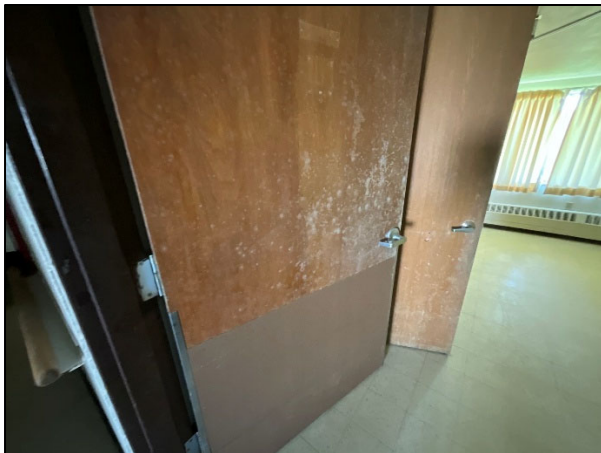
Estimated Market Value (2025): \$293,900 **Minimum Price:** \$106,770.48



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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 |

