

Tax Forfeiture Sale

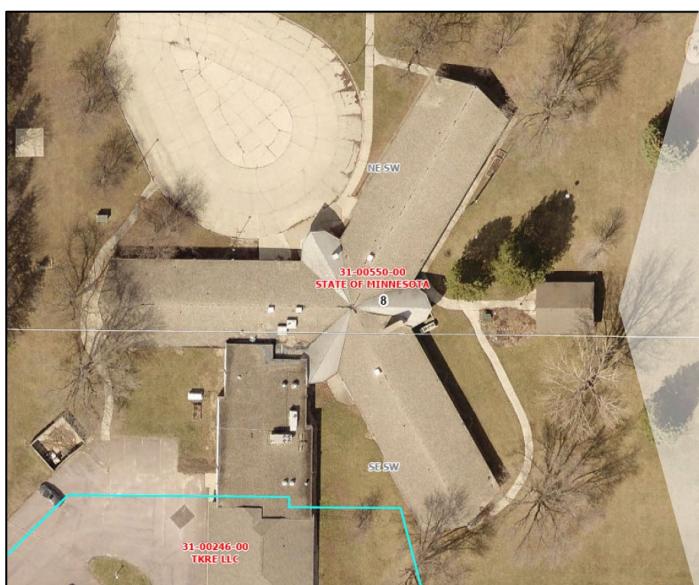
Renville County Auditor/Treasurer
500 East DePue Ave, Suite 202
Olivia, MN 56277
auditors@rennillecountymn.gov
(320) 523-2071

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

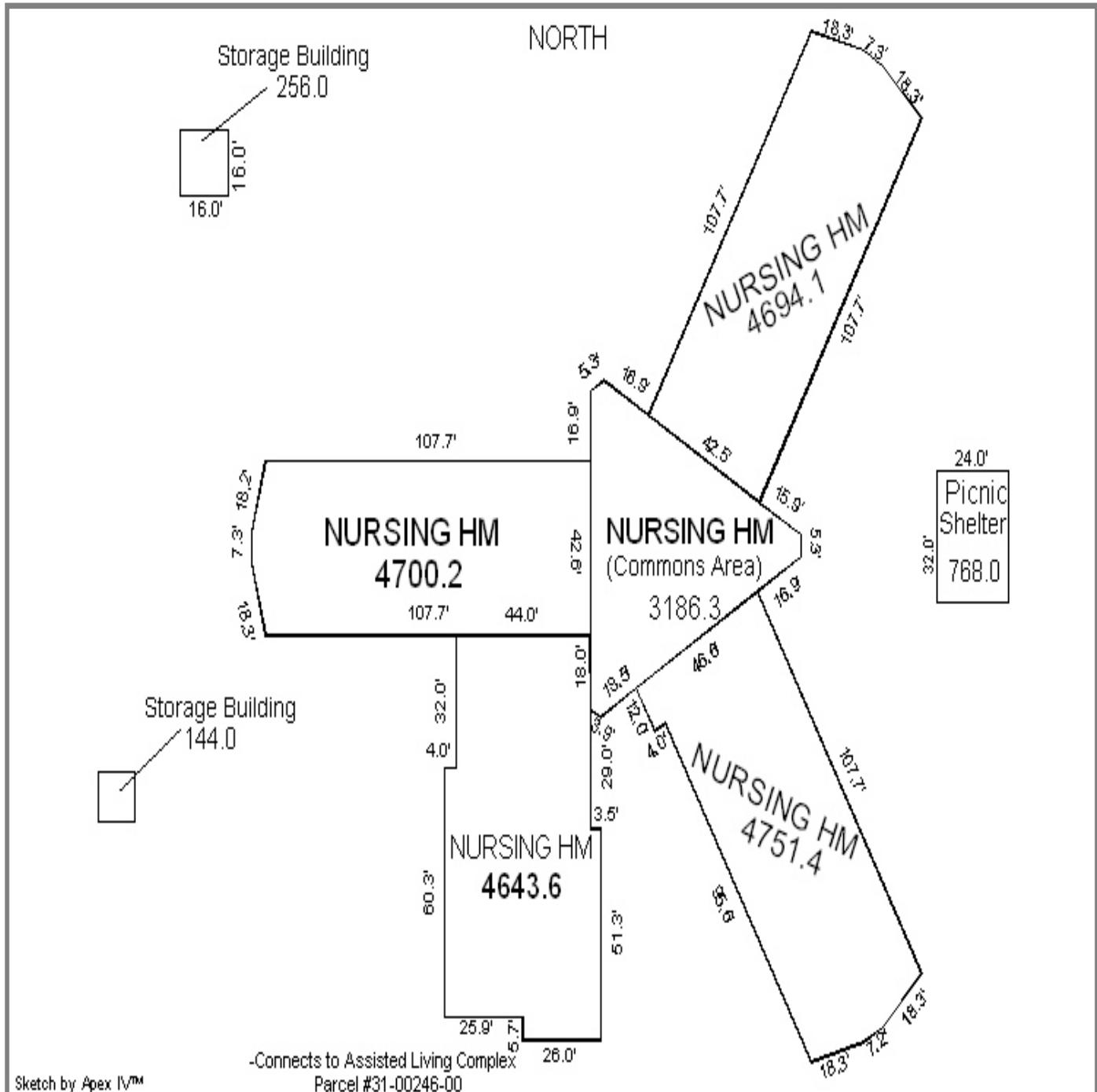
Primary Taxpayer	Legal Description
STATE OF MINNESOTA C/O RENVILLE COUNTY AUDITOR 500 E DEPUE AVE - STE 202 OLIVIA MN 56277	URBAN PT OF LOT B OF NE4 OF SW4 & PT OF SE4 OF SW4 -EX .032 AC TRACT- 08-112-32 3.80 AC

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

		PRIMARY HOUSE SUMMARY
Estimated Market Value	293,900	Condition
Exempt Wetlands/Native Prairie		Type
Green Acres Value Def.		# of Units
Rural Pres. Value Deferred		Total Sq Ft
Plat Deferement		Year Built
JOBZ Amount Exempted		Year Remdl
This Old House Exclusion		Air Cond
Dis Vets Mkt. Value Excl.		
Homestead Mkt. Value Excl.		N
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™