

# Tax Forfeiture Sale

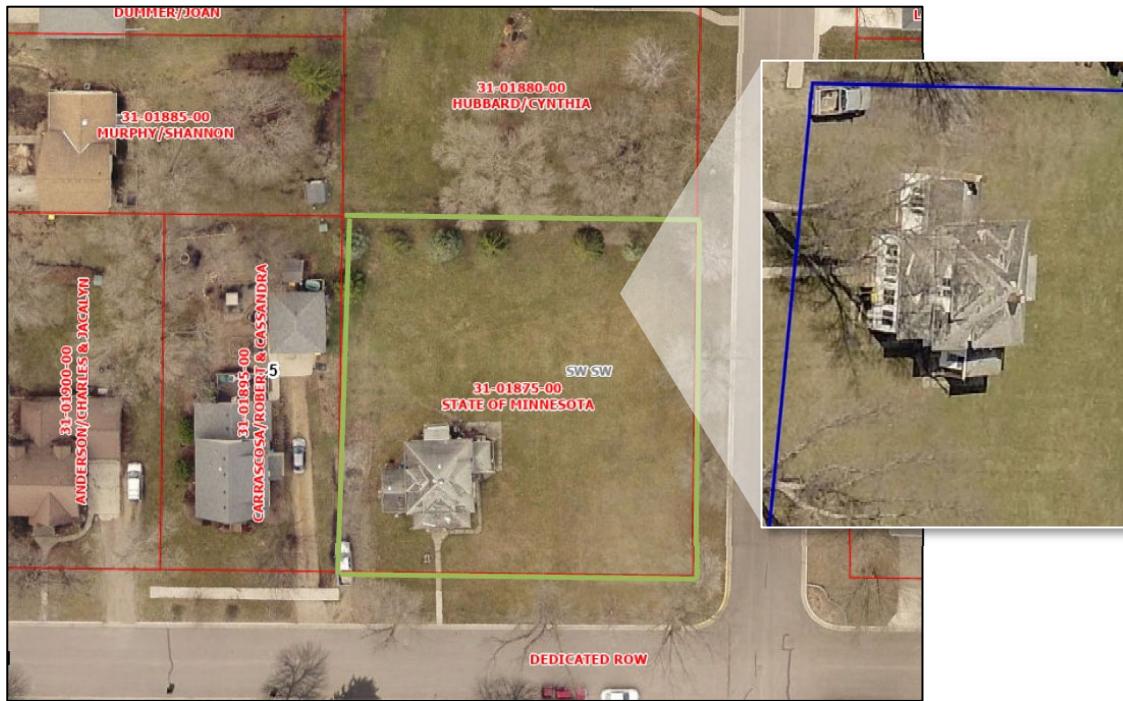
Renville County Auditor/Treasurer  
500 East DePue Ave, Suite 202  
Olivia, MN 56277  
auditors@rennillecountymn.gov  
(320) 523-2071

Parcel ID 31-01875-00

**Legal Description:** BROWN'S ADD LOT 1 BLK 7

**Property Address:** 103 2<sup>nd</sup> Ave NW, Fairfax, MN 55332

**Estimated Market Value (2025):** \$16,900      **Minimum Price:** \$10,414.20



## 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 31-01875-00

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	BROWN'S ADD LOT 1 BLK 7 MN 56277

Property Classification	Property Address	Lake #
STATE PROPERTY	103 2ND AVE NW 55342	

Estimated Market Value	16,900	<b>PRIMARY HOUSE SUMMARY</b>	
Exempt Wetlands/Native Prairie		Condition	F
Green Acres Value Def.		Type	1.75/B
Rural Pres. Value Deferred		# of Units	
Plat Deferement		Total Sq Ft	918
JOBZ Amount Exempted		Year Built	1925
This Old House Exclusion		Year Remdl	
Dis Vets Mkt. Value Excl.		Air Cond	N
Homestead Mkt. Value Excl.			
Taxable Market Value	16,900	Lot 1	150x150
New Improvements included in Est. Mkt.		Lot 2	
Referendum Market Value		Lot Sq Ft	

YEAR BUILT	ITEM	TYPE	QUANT/SF	CER
	LOT TYPE	FF	150.00	
1925	HOUSE TYPE	1.75/B	624.00	
1925	HOUSE TYPE	1/B	168.00	
1925	HOUSE TYPE	1/B	72.00	
1925	HOUSE TYPE	1/B	54.00	
	GARAGE	DETACHED	680.00	
	PORCH	CLOSED POR	176.00	

Totals		
LAND 15,000	BUILDINGS 1,900	TOTAL 16,900