Mower County Assessors Office | **02.012.0035** | **Route #: 2AT-003-002** | **PDF 2** | **CERTIFIED**

305 22ND AVE SW, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **12.980**

Current Owner/Address | DBA: | Comp ID: | Map Area: **AUSTIN TWP: NEW**

TIMOTHY WALLACE BUSTAD (D)
305 22ND AVE SW
AUSTIN MN 55912-0000

Section: **15** Township: **102** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: **JA, 11/18/2024** Reviewer/Date: **CLL, 08/11/2021**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **PARTIAL INTER**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: 15 102 018 **000 000** **12.98 AC N1/2**
NW1/4 NE1/4 IN DOC 541374 **12.98 AC**

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ac X Rt						43,560.00	1.000	$27,000.00	0/0/0
Ac X Rt						43,560.00	1.000	$27,000.00	0/0/0
Sub Total						565,408.80	12.980		
Grand Total*						565,408.80	12.980		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**		
Style	**1 Story Frame**		
Arch Style	**N/A**		
Year Built	**2007**	EYB **2007**	EFA **19**
Area SF	**1,822**	TLA **1,822**	GLA **1,822/0**
Ttl Rms **12**	Ttl Bdrms **4**	Above **2**	Below **2**
Bsmt/Attic	**Full / None**		
Heat/AC	**Yes / Yes AC**		
Bsmt Finish 1	**Living Qtrs. W/ Walk-out 1350 Low**		
Bsmt Finish 2			
Fireplace 1	**1 Gas**		
Fireplace 2			
Fireplace 3			
Fireplace 4			
Full/Half Baths	**2/0**	Other/Total Fixtures **0/12**	
Decks & Patios	**Wood Deck-336 SF**		
Porches	**1S Frame Open-732 SF**		
Ext Wall	**Stl**	Roof **Asph / Gable**	
Veneer 1			
Veneer 2			
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions **0**	

Base Price	
Basement Adjustment	
Attic Adjustment	
No Heat Adjustment	
Central AC Adjustment	
Adjusted Base	
Finish	
Single Siding	
Exterior	
Fireplaces	
Plumbing/Appliances	
Attached Garages	
Basement Stall	
Base Total	
Graded	
Physical Value	
Total Less Obsolescence	
Extras	
Additions	
RCN	
Detached Garages	
Map Factor	
Total Bldg (RND)	

Sale Amt	Sale Date	Nut Code	Recording
$425,000	03/12/2021		

Permit Amt	Permit Date	Permit #	Reason	Tag
$0	10/16/2024	8060	Misc	C
$13,000	7/20/2016	6524	Addition to Bldg	C

	Appraised	Board of Review	State Equalized	With Exemptions
Land	$116,000			
Dwlg	$419,800			
Impr	$91,700			
Total	$627,500			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	$116,000	$94,000	$94,000
Dwelling	$419,800	$409,700	$327,300
Impr	$91,700	$78,800	$81,200
Total	$627,500	$582,500	$502,500

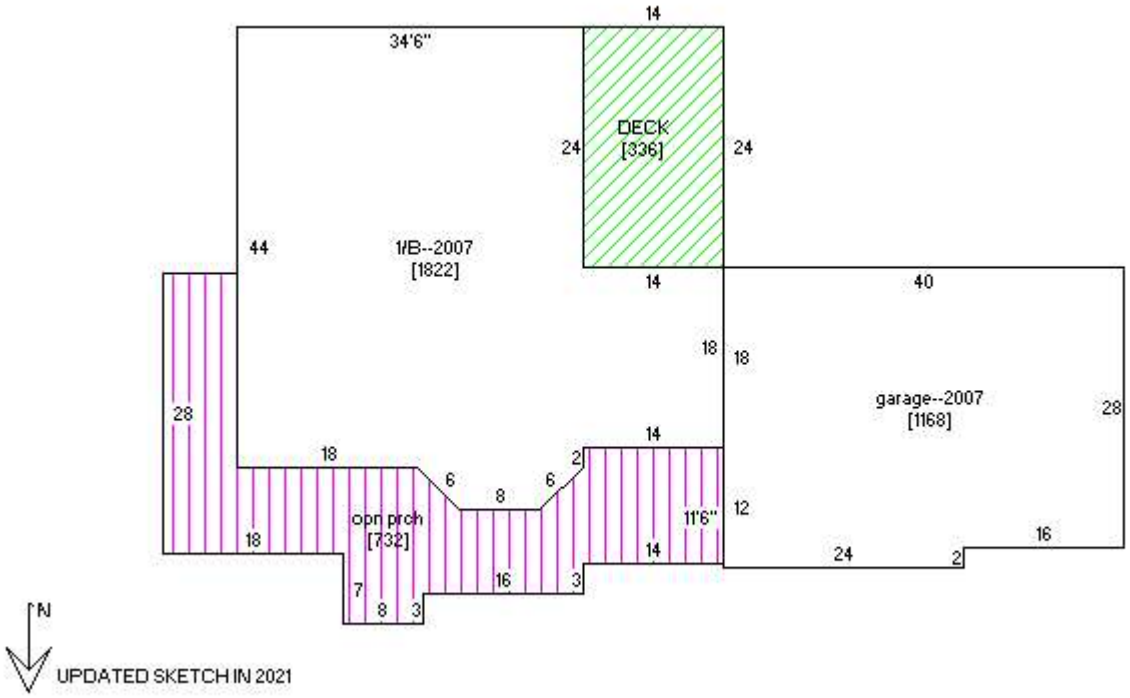
Additions	Area	Year	Garages	Area	W	L	Year
			Att Frame	1,168	0	0	2007

Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - shed--2005 - 40 x 64	2,560	2005
925/925 - Stl. Utility Bldg - SHED/GAR.--2007 - 36 x 47	1,692	2007
925/925 - Stl. Utility Bldg - ST. UTE. SHED-2016 - 32 x 44	1,408	2016

© Vanguard Appraisals, Inc.

Additional Notes:

Permission to Inspect Date





Ph 1 of 9 08/11/2021

Sketch 1 of 2