**Mower County Assessors Office** | **02.012.0310** | **Route #: 2AT-003-029** | **PDF 2** | **CERTIFIED**

**2706 4TH DR SW, AUSTIN** | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **8.700**

**Current Owner/Address** | DBA: | Comp ID: | Map Area: **Austin Twp**

Section: **15** Township: **102** Range: **18** Block: Lot:

**DAVID D & DONNA M DEFOR (D)**
**2706 4TH DR SW**
**AUSTIN MN 55912-0000**

Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 05/10/2021**

Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **Info From Owne**

MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

**Legal: 15 102 018** **E373FT S1018FT**
**SW1/4 NW1/4 EXC W13FT N236FT 8.7AC**

| 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 | | | | | | 378,972.00 | 8.700 | | |
| **Grand Total*** | | | | | | 378,972.00 | 8.700 | | |

*Includes all land areas

**Notes**

**Residential Dwelling**

| | | | | | |
|---|---|---|---|---|---|
| Occupancy | **Single-Family / Owner Occupied** | | | | |
| Style | **1 Story Frame** | | | | |
| Arch Style | **N/A** | | | | |
| Year Built | **1967** | EYB | **1967** | EFA | **59** |
| Area SF | **1,314** | TLA | **1,314** | GLA | **1,314/0** |
| Ttl Rms | **7** | Ttl Bdrms | **3** | | |
| Bsmt/Attic | **Full / None** | | | | |
| Heat/AC | **Yes / No AC** | | | | |
| Bsmt Finish 1 | | | | | |
| Bsmt Finish 2 | | | | | |
| Fireplace 1 | | | | | |
| Fireplace 2 | | | | | |
| Fireplace 3 | | | | | |
| Fireplace 4 | | | | | |
| Full/Half Baths | **1/0** | Other/Total Fixtures | **0/6** | | |
| Decks & Patios | **Wood Deck-208 SF** | | | | |
| Porches | | | | | |
| Ext Wall | **Stl** | Roof | **Asph / Hip** | | |
| Veneer 1 | | | | | |
| Veneer 2 | | | | | |
| Bsmt Stalls/Total Garages | **0/2** | 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) | |

| | Appraised | Board of Review | State Equalized | With Exemptions |
|---|---|---|---|---|
| Land | **$100,800** | | | |
| Dwlg | **$197,500** | | | |
| Impr | **$8,600** | | | |
| Total | **$306,900** | | | |

| | PrYr 2025 | PrYr 2024 | PrYr 2023 |
|---|---|---|---|
| Land | **$100,800** | **$100,400** | **$100,400** |
| Dwelling | **$197,500** | **$180,200** | **$140,900** |
| Impr | **$8,600** | **$7,400** | **$7,700** |
| Total | **$306,900** | **$288,000** | **$249,000** |

| Additions | Area | Year |
|---|---|---|

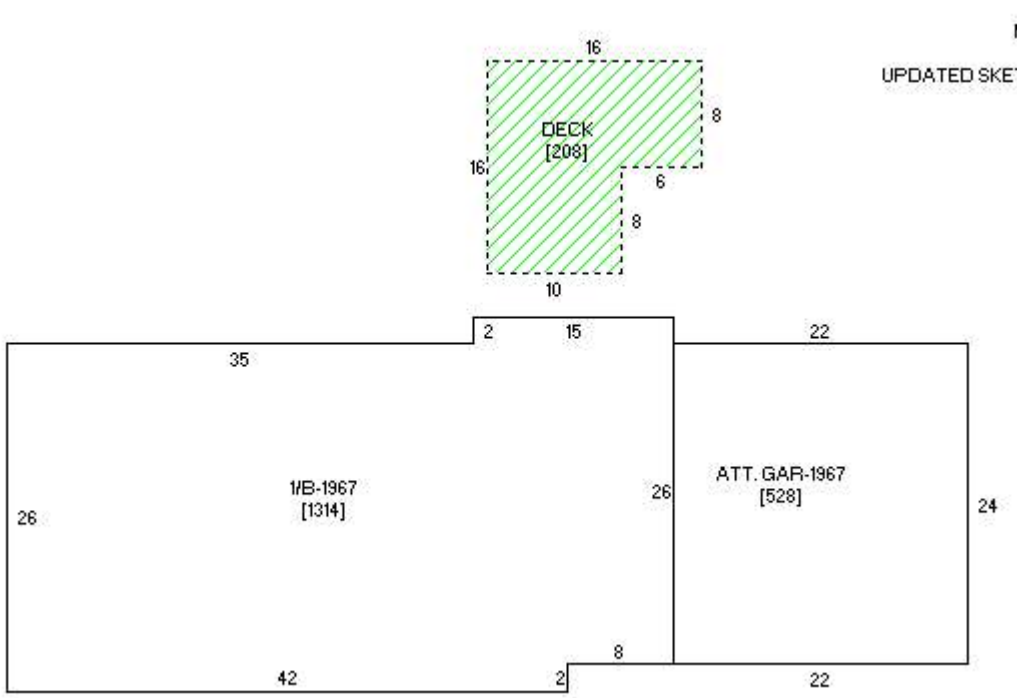
| Garages | Area | W | L | Year |
|---|---|---|---|---|
| **Att Frame** | **528** | **0** | **0** | **1967** |
| **Det Frame** | **264** | **0** | **0** | **1967** |

| Ag Buildings | Area | Year |
|---|---|---|
| **925/925 - Stl. Utility Bldg - shed--1991 - 36 x 54** | **1,944** | **1991** |


© Vanguard Appraisals, Inc.

**Additional Notes:**

Permission to Inspect Date






Ph 1 of 9 05/05/2021

Sketch 1 of 2

 © Vanguard Appraisals, Inc. 