Mower County Assessors Office | **02.012.0320** | **Route #: 2AT-003-041** | **PDF 2** | **CERTIFIED**

2609 12TH ST SW, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **1.500**

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

LARRY D & BETTY L HEGNA (D)
2609 12TH ST SW
AUSTIN MN 55912-0000

Section: **15** Township: **102** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 05/05/2021**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **Interior Inspecti**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: 15 102 018
SW1/4 NW1/4 1.5AC

N159FT W400FT

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Site-Ex							1.000	$40,000.00	0/0/0
Excess 2							0.500	$6,000.00	0/0/0
Sub Total						65,340.00	1.500		
Grand Total*						65,340.00	1.500		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1954**	EYB	**1954**	EFA	**72**
Area SF	**672**	TLA	**1,254**	GLA	**952/302**
Ttl Rms	**7**	Ttl Bdrms	**4**		
Bsmt/Attic	**Full / 3/4 Fin.**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1					
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/3**		
Decks & Patios	**Concrete Patio-288 SF**				
Porches	**1S Frame Open-48 SF**				
Ext Wall	**Vinyl**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/2**	Ttl Additions	**1**		

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	**$46,000**			
Dwlg	**$149,700**			
Impr				
Total	**$195,700**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$46,000**	**$46,000**	**$46,000**
Dwelling	**$149,700**	**$136,300**	**$107,900**
Impr	**$0**	**$0**	**$0**
Total	**$195,700**	**$182,300**	**$153,900**

Additions	Area	Year
1 Story Frame	**280**	**1954**

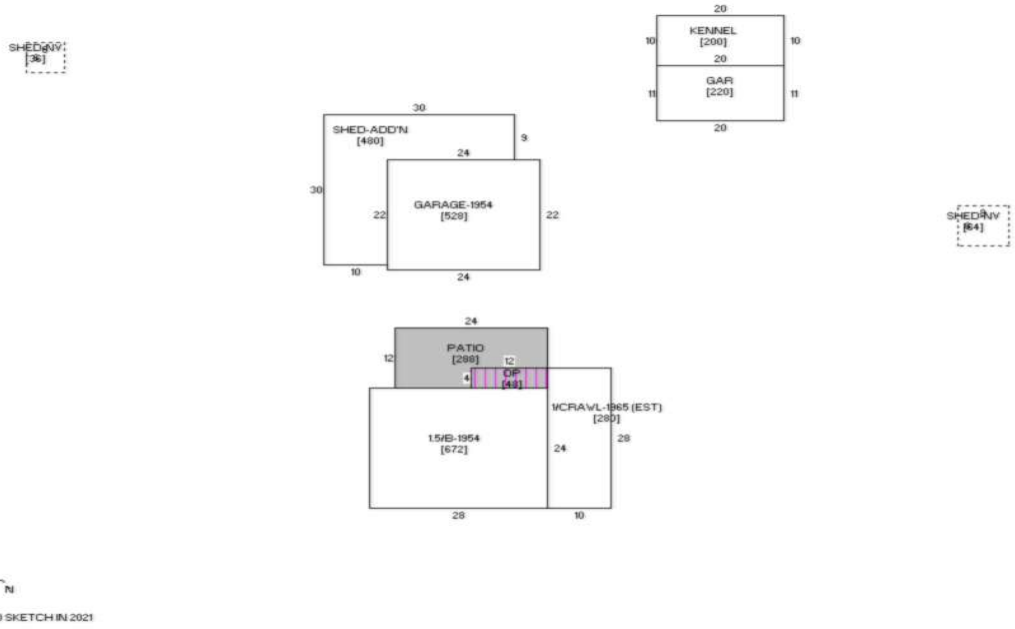
Garages	Area	W	L	Year
Det Frame	**528**	**0**	**0**	**1954**
Det Frame	**220**	**0**	**0**	**1954**

Yard Extras	Cnt	Year
Shed - 480 SF, Fr. Shed, Low Pricing	**1**	**1960**
Canopy - 200 SF, Frame, Low Pricing	**1**	**1960**

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Additional Notes:

Permission to Inspect Date



UPDATED SKETCH IN 2021



Ph 1 of 9 05/05/2021

**Sketch has been scaled to fit in this area