Mower County Assessors Office | **02.013.0080** | **Route #: 2AT-003-043** | **PDF 2** | **CERTIFIED**

2704 12TH ST SW, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **4.990**

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

JILL M ANDERSEN (D) Section: **16** Township: **102** Range: **18** Block: Lot:

2704 12TH ST SW Checks/Tags: Lister/Date: **JA, 01/16/2025** Reviewer/Date: **CLL, 05/10/2021**

AUSTIN MN 55912-0000 Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **EXTERIOR DB C**

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

Legal: 16 102 018 **E1575FT N138FT**

S1027FT NE1/4 BK 311-460 & 462 4.99AC

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						217,364.40	4.990		
Grand Total*						217,364.40	4.990		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1930**	EYB	**1930**	EFA	**96**
Area SF	**360**	TLA	**1,128**	GLA	**1,128/0**
Ttl Rms	**7**	Ttl Bdrms	**1**		
Bsmt/Attic	**1/2 / None**				
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-360 SF**				
Porches					
Ext Wall	**Vinyl**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions	**3**		

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
$55,000	**04/15/2014**		
$49,000	**11/02/1994**		

Permit Amt	Permit Date	Permit #	Reason	Tag
$20,000	**11/6/2024**	**8070**	**Addition**	**R**
$8,500	**4/10/2015**	**6358**	**New Bldg**	**C**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$83,900**			
Dwlg	**$145,200**			
Impr	**$23,700**			
Total	**$252,800**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$83,900**	**$90,900**	**$90,900**
Dwelling	**$145,200**	**$111,800**	**$87,400**
Impr	**$23,700**	**$20,200**	**$20,500**
Total	**$252,800**	**$222,900**	**$198,800**

Additions (2 of 3)	Area	Year
1 Story Frame	**408**	**1930**
1 Story Frame	**216**	**1930**

Garages	Area	W	L	Year
Att Frame	**360**	**0**	**0**	**1930**

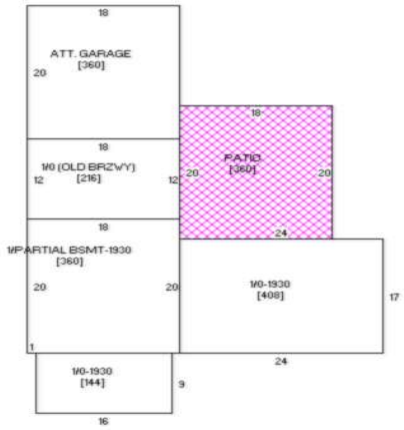
Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - HORSE BARN-2016 - 28 x 40	**1,120**	**2016**
927/927 - Shed - SHED - 16 x 16	**256**	**1950**

© Vanguard Appraisals, Inc.

Additional Notes:

UPDATED SKETCH IN 2021

N



Permission to Inspect Date



Ph 1 of 7 05/10/2021

**Sketch has been scaled to fit in this area