Mower County Assessors Office | **02.013.0110** | **Route #: 2AT-003-047** | **PDF 2** | **CERTIFIED**

2802 12TH ST SW, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **1.170**

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

JOSHUA M. & JOCELYN R. BELL (D)
7721 LAKE HIGHLAND DR
FORT WORTH TX 76179-0000

Section: **16** Township: **102** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: **CLL** Reviewer/Date: **CLL, 05/10/2021**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **Left Card/No Re**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: 16 102 018 **E370FT N138FT S613FT E1574.93FT S/12 NE1/4**
1.17AC

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							0.170	$2,400.00	0/0/0
Sub Total						50,965.20	1.170		
Grand Total*						50,965.20	1.170		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**Split Level Frame**				
Arch Style	**N/A**				
Year Built	**1966**	EYB	**1966**	EFA	**60**
Area SF	**508**	TLA	**1,580**	GLA	**1,300/280**
Ttl Rms	**12**	Ttl Bdrms	**3**		
Bsmt/Attic	**1/4 / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Living Qtrs. (Multi) 385 Avg**				
Bsmt Finish 2					
Fireplace 1	**1 Masonry**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/1**	Other/Total Fixtures	**0/5**		
Decks & Patios	**Wood Deck-189 SF**				
Porches	**1S Frame Open-96 SF/1S Frame Screen-180 SF**				
Ext Wall	**Stl**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/2**	Ttl Additions	**2**		

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
$152,000	**12/04/2015**		
$215,000	**12/02/2013**		

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$42,400**			
Dwlg	**$254,000**			
Impr	**$2,400**			
Total	**$298,800**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$42,400**	**$42,400**	**$42,400**
Dwelling	**$254,000**	**$229,800**	**$181,800**
Impr	**$2,400**	**$1,300**	**$1,400**
Total	**$298,800**	**$273,500**	**$225,600**

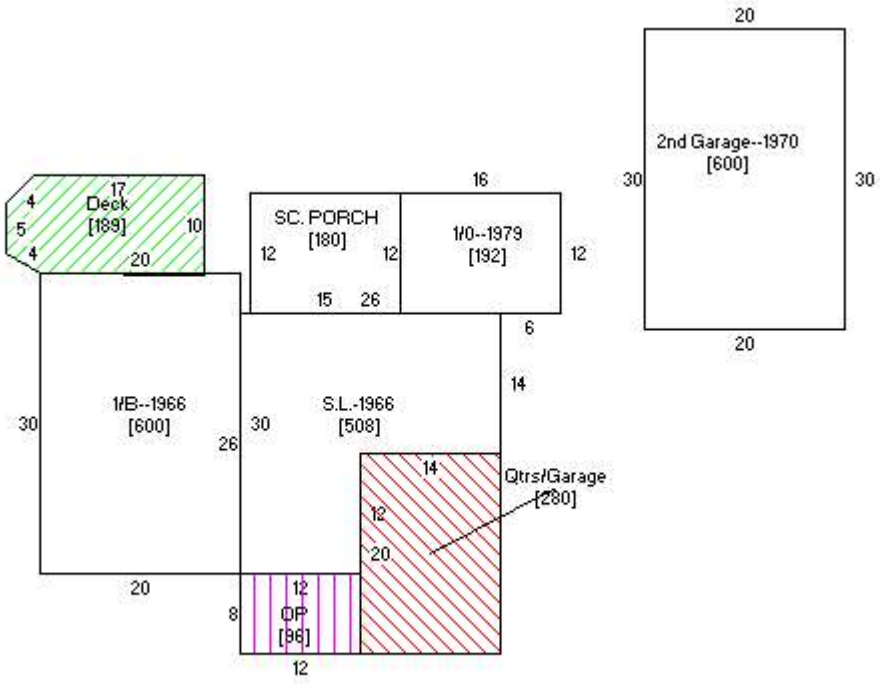
Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**600**	**1966**	**Att Frame**	**280**	**0**	**0**	**1966**
1 Story Frame	**192**	**1979**	**Det Frame**	**600**	**0**	**0**	**1970**

Ag Buildings	Area	Year
924/924 - Machine or Utility Bldg - 24x36x8 - 24 x 36	**864**	**1976**
927/927 - Shed - 15x20--est. yr. built - 15 x 20	**300**	**1970**
926/926 - Crib - 14x18 - 14 x 18	**252**	**1960**
908/926 - Crib - 8x14 - 8 x 14	**112**	**1970**

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Additional Notes:

Permission to Inspect Date



UPDATED SKETCH IN 2021



Ph 1 of 10 05/10/2021

Sketch 1 of 2