Mower County Assessors Office | **02.013.0140** | **Route #: 2AT-003-048** | **PDF 2** | **CERTIFIED**

2806 12TH ST SW, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **0.550**

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

ELIJAH & HEATHER KENITZ (D)
2806 12TH ST SW
AUSTIN MN 55912-0000

Section: **16** Township: **102** Range: **18** Block: **102** Lot: **018**
Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 05/13/2021**
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: 16 102 018
& W 110' E 343' N 121' S 458' SE1/4
NE1/4 BK 205-220 .55 AC

E233FT N47FT S475FT

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Site-Ex							0.550	$35,000.00	0/0/0
Sub Total						23,958.00	0.550		
Grand Total*						23,958.00	0.550		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1971**	EYB	**1971**	EFA	**55**
Area SF	**1,196**	TLA	**1,196**	GLA	**1,196/0**
Ttl Rms	**6**	Ttl Bdrms	**3**		
Bsmt/Attic	**Full / 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	**Vinyl/CompoDeck-48 SF/Vinyl/CompoDeck-48 SF**				
Porches	**1S Frame Open-32 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
$200,000	**05/03/2024**		**1645283**
$2,000	**12/21/2007**		
$80,000	**07/14/2006**		

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$35,000**			
Dwlg	**$198,800**			
Impr				
Total	**$233,800**			

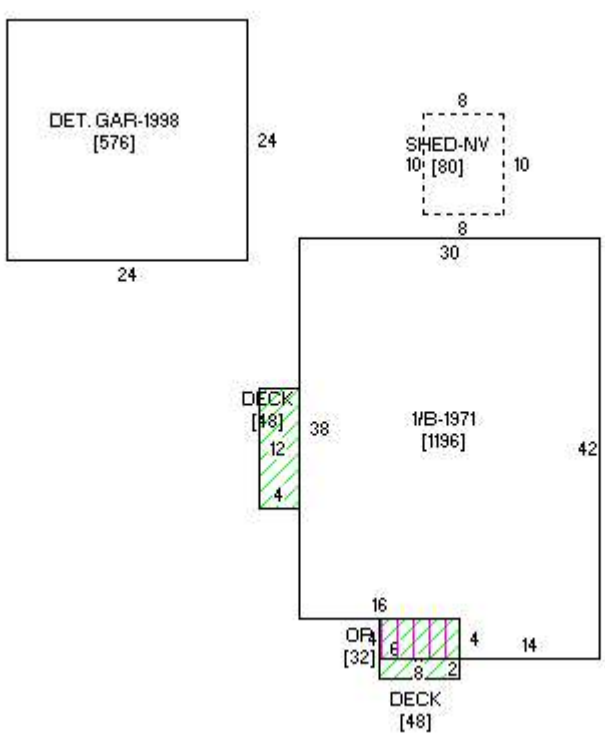
	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$35,000**	**$35,000**	**$35,000**
Dwelling	**$198,800**	**$177,600**	**$139,000**
Impr	**$0**	**$0**	**$0**
Total	**$233,800**	**$212,600**	**$174,000**

Additions	Area	Year	Garages	Area	W	L	Year
			Det Frame	**576**	**0**	**0**	**1998**

Yard Extras	Cnt	Year
Driveway - Asphalt-Single, Std Good	**1**	**2018**

Additional Notes:

Permission to Inspect Date



N

UPDATED SKETCH IN 2021



Ph 1 of 4 05/10/2021

Sketch 1 of 1

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