Mower County Assessors Office | **02.020.0030** | **Route #: 2AT-002-038** | **PDF 2** | **CERTIFIED**

18086 540TH AVE, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **3.890**

Current Owner/Address | DBA: | Comp ID: | Map Area: **AUSTIN TWP: NEW**

WILLIAM & ANGELA PAZUREK (D)
18086 540TH AVE
AUSTIN MN 55912-5888

Section: **23** Township: **102** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: **JA, 02/24/2023** Reviewer/Date: **CLL, 12/27/2021**
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: 23 102 018 **3.89 AC S1/2 SW1/4**

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						169,448.40	3.890		
Grand Total*						169,448.40	3.890		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1960**	EYB	**1960**	EFA	**66**
Area SF	**1,120**	TLA	**2,823**	GLA	**2,263/560**
Ttl Rms	**7**	Ttl Bdrms	**4**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1	**1 Gas**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/6**		
Decks & Patios	**Wood Deck-224 SF**				
Porches					
Ext Wall	**Composite Siding**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/1**	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
$100,000	04/17/2015		

Permit Amt	Permit Date	Permit #	Reason	Tag
$15,000	3/12/2019	6943	Garage Addition	C
$40,000	3/12/2019	6943	Addition	C

	Appraised	Board of Review	State Equalized	With Exemptions
Land	$72,900			
Dwlg	$308,500			
Impr				
Total	$381,400			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	$72,900	$77,700	$77,700
Dwelling	$308,500	$319,500	$254,900
Impr	$0	$0	$0
Total	$381,400	$397,200	$332,600

Additions	Area	Year
1 Story Frame	800	2015
1 Story Frame	343	2020

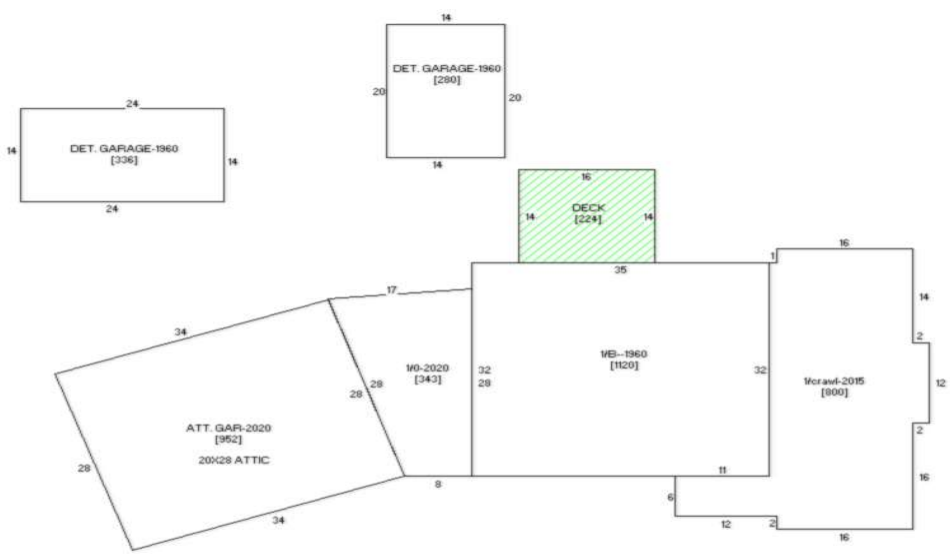
Garages	Area	W	L	Year
Att Frame	952	0	0	2020

Yard Extras	Cnt	Year
Gar (Commercial) - 336 SF, Frame, Low Pricing	1	1960
Gar (Commercial) - 280 SF, Frame, Low Pricing	1	1960

© Vanguard Appraisals, Inc.

Additional Notes:

Permission to Inspect Date





Ph 1 of 7 01/09/2023

**Sketch has been scaled to fit in this area