Mower County Assessors Office | **02.020.0050** | **Route #: 2AT-002-036** | **PDF 2** | **CERTIFIED**

18024 540TH AVE, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **1.640**

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

DONALD C & SANDRA LIVINGSTON (D) Section: **23** Township: **102** Range: **18** Block: Lot:

18024 540TH AVE Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 07/21/2021**

AUSTIN MN 55912-0000 Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **Info From Owne**

MN Alloc/Hmstd: **300 - Commercial *3a*/000 - Non-Homestead**

Legal: 23 102 018 **.88 AC S1/2 SW1/4**

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Site-Ex							1.000	$30,000.00	0/0/0
Excess 2							0.640	$7,200.00	0/0/0
Sub Total						71,438.40	1.640		
Grand Total*						71,438.40	1.640		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1890**	EYB	**1890**	EFA	**136**
Area SF	**308**	TLA	**878**	GLA	**770/108**
Ttl Rms	**7**	Ttl Bdrms	**2**		
Bsmt/Attic	**Full / 1/2 Fin.**				
Heat/AC	**Yes / No AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1					
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/4**		
Decks & Patios	**Wood Deck-140 SF**				
Porches					
Ext Wall	**Wd Lap**	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)	

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$37,200**			
Dwlg	**$75,000**			
Impr	**$5,300**			
Total	**$117,500**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$37,200**	**$37,200**	**$37,200**
Dwelling	**$75,000**	**$60,200**	**$47,300**
Impr	**$5,300**	**$4,300**	**$4,500**
Total	**$117,500**	**$101,700**	**$89,000**

Additions	Area	Year
1 Story Frame	280	1968
1 Story Frame	182	1968

Garages	Area	W	L	Year
Det Frame	400	0	0	1950

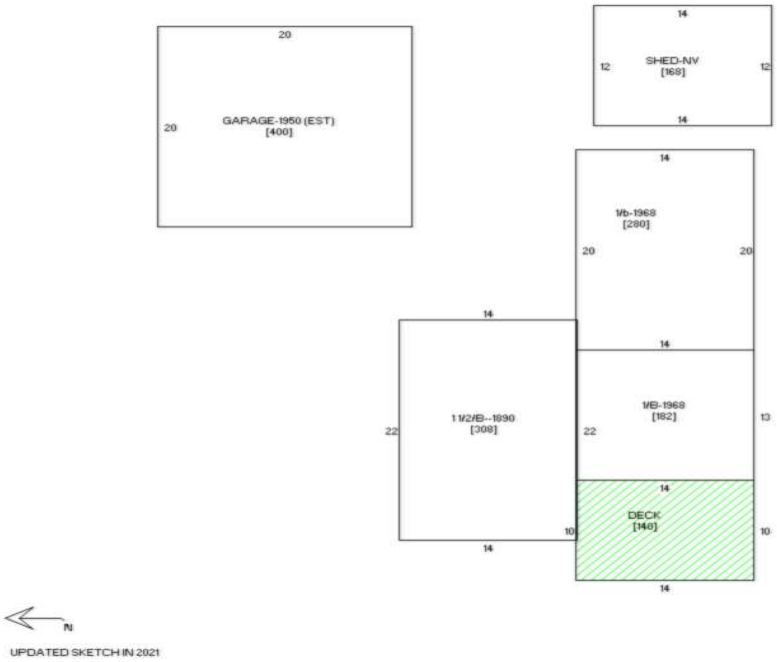
Yard Extras	Cnt	Year
Shed - W12.00 x L14.00 168 SF, Fr. Shed, AVG Pricing	1	1970

Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - SHED--1989 - 26 x 45	1,170	1989
927/927 - Shed - SHED - 12 x 20	240	1950
913/913 - Barn - Pole - POLE SHED-1950 EST - 15 x 20	300	1950

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Additional Notes:

Permission to Inspect Date



UPDATED SKETCH IN 2021



Ph 1 of 10 07/21/2021

**Sketch has been scaled to fit in this area