Mower County Assessors Office | **02.020.0110** | **Route #: 2AT-002-045** | **PDF 2** | **CERTIFIED**

18430 540TH AVE, AUSTIN

Plat Map:

Subdivision: **UNKNOWN**

Deeded Acres: **2.000**

Current Owner/Address

DBA:

Comp ID:

Map Area: **Austin Twp**

JAMES & RUTH SEGUIN (D)
N285 RIVER VIEW AVE
MERRILL WI 54452-0000

Section: **23** Township: **102** Range: **18** Block: Lot:

Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 07/20/2021**

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: 23 102 018
N1/2 SW1/4 2.0 AC

W198FT N445.5FT

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							1.000	$12,000.00	0/0/0
Sub Total						87,120.00	2.000		
Grand Total*						87,120.00	2.000		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**2 Story Frame**				
Arch Style	**N/A**				
Year Built	**1920**	EYB	**1920**	EFA	**106**
Area SF	**600**	TLA	**1,800**	GLA	**1,200/600**
Ttl Rms	**8**	Ttl Bdrms	**3**		
Bsmt/Attic	**None / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1	**1 Freestanding**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/6**		
Decks & Patios					
Porches					
Ext Wall	**Vinyl**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions	**1**		

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
$75,000	09/03/2009		

Permit Amt	Permit Date	Permit #	Reason	Tag
$15,500	6/3/2019	7005	New Garage	C

	Appraised	Board of Review	State Equalized	With Exemptions
Land	$52,000			
Dwlg	$135,100			
Impr	$19,400			
Total	$206,500			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	$52,000	$52,000	$52,000
Dwelling	$135,100	$115,400	$90,200
Impr	$19,400	$16,600	$16,900
Total	$206,500	$184,000	$159,100

Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	600	1920	Det Frame	200	0	0	1920

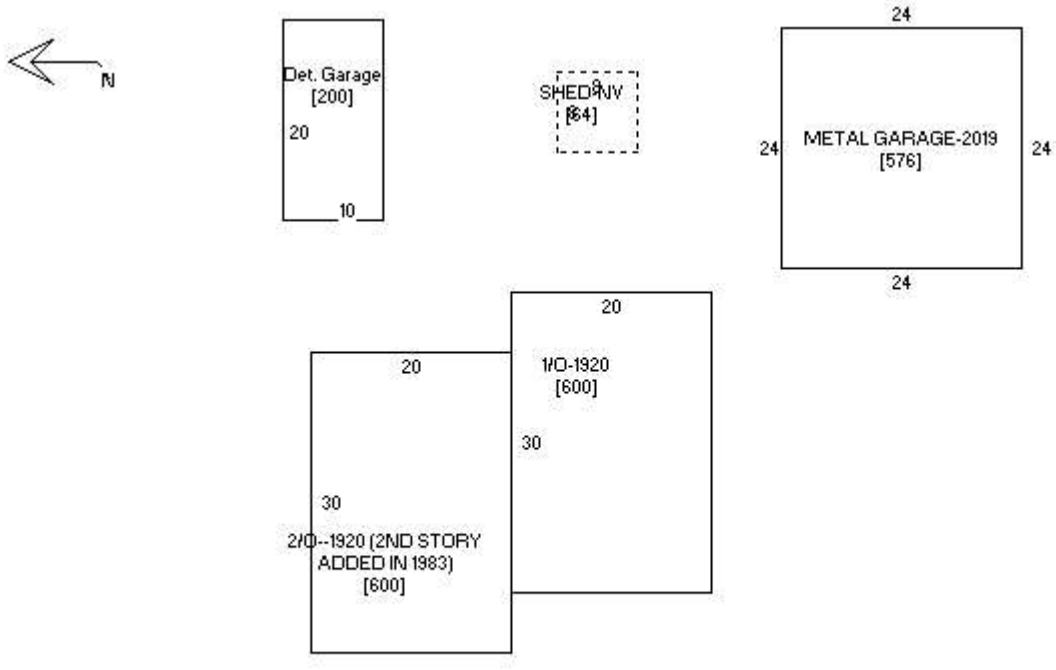
Yard Extras	Cnt	Year
Shed - W8.00 x L8.00 64 SF, Fr. Shed, AVG Pricing	1	1995

Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - METAL GARAGE-2019 - 0 x 0	576	2019

© Vanguard Appraisals, Inc.

Additional Notes:

Permission to Inspect Date





Ph 1 of 5 07/20/2021

Sketch 1 of 1

 © Vanguard Appraisals, Inc.