Mower County Assessors Office | **02.022.0101** | **Route #: 2AT-002-086** | **PDF 2** | **CERTIFIED**

55046 175TH ST, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **1.800**

Current Owner/Address DBA: **THE COUNTRY THRIFT SHOPPE** Comp ID: Map Area: **Austin Twp**

JEFFREY D & JOAN YOCOM (D) Section: **25** Township: **102** Range: **18** Block: Lot:

55046 175TH ST Checks/Tags: Lister/Date: **RB, 10/14/2011** Reviewer/Date: **CLL, 07/13/2021**

AUSTIN MN 55912-0000 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: 25 102 018 **S14RDS W20RDS**

SW1/4 NW1/4 BK 131-510 1.8AC

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						17,424.00	0.400	$27,000.00	0/0/0
Sub Total						78,408.00	1.800		
Grand Total*						78,408.00	1.800		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1984**	EYB	**1984**	EFA	**42**
Area SF	**1,092**	TLA	**1,519**	GLA	**1,519/0**
Ttl Rms	**7**	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	**0/6**		
Decks & Patios	**Wood Deck-350 SF/Wood Deck-70 SF**				
Porches					
Ext Wall	**Vinyl**	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	**$48,600**			
Dwlg	**$262,300**			
Impr	**$14,600**			
Total	**$325,500**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$48,600**	**$49,500**	**$49,500**
Dwelling	**$262,300**	**$236,900**	**$185,000**
Impr	**$14,600**	**$12,900**	**$13,800**
Total	**$325,500**	**$299,300**	**$248,300**

Additions	Area	Year
1 Story Frame	**416**	**1994**
1 Story Frame	**11**	**1984**

Garages	Area	W	L	Year
Att Frame	**792**	**0**	**0**	**1984**

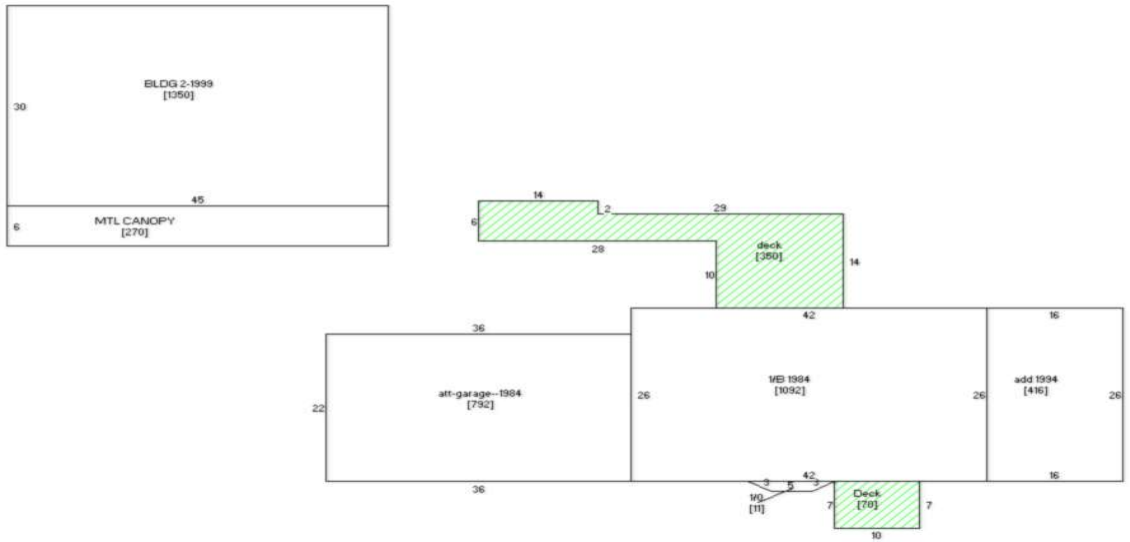
Commercial Buildings	Area	Year
201/201 - Store - Retail Small - BLDG 1	**1,488**	**1920**

Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - BLDG 2-1999 - 30 x 45	**1,350**	**1999**
925/908 - Lean-to - MTL CANOPY - 6 x 45	**270**	**1999**

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Additional Notes:

UPDATED SKETCH IN 2021



Permission to Inspect Date



Ph 1 of 5 07/13/2021

**Sketch has been scaled to fit in this area