Mower County Assessors Office | **02.023.0010** | **Route #: 2AT-002-034** | **PDF 2** | **CERTIFIED**

17982 540TH AVE, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **4.180**

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

ANDY C. & KORIN A. BALL (D)
17982 540TH AVE
AUSTIN MN 55912-0000

Section: **26** Township: **102** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 12/27/2021**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **Interior Inspecti**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: 26 102 018
E 454.41' W 1514.41' N 509.94' N1/2 NW1/4 3.29 AC
LYING IN THE N32AC NW1/4; DOC#684547 4.18AC

3.29 AC LYING IN THE APPROX 4AC BLDG SITE

Notes

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						182,080.80	4.180		
Grand Total*						182,080.80	4.180		

*Includes all land areas

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1950**	EYB	**1950**	EFA	**76**
Area SF	**720**	TLA	**1,640**	GLA	**1,640/0**
Ttl Rms	**8**	Ttl Bdrms	**3**	Above	**2** Below **1**
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Living Qtrs. (Multi) 630 Low**				
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-36 SF**				
Porches	**1S Frame Open-160 SF**				
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)	

Sale Amt	Sale Date	Nut Code	Recording
$97,000	07/14/2015		
$97,000	04/27/2010		

Permit Amt	Permit Date	Permit #	Reason	Tag
$75,000	8/31/2020	7144	Addition	C

	Appraised	Board of Review	State Equalized	With Exemptions
Land	$75,400			
Dwlg	$250,700			
Impr	$700			
Total	$326,800			

	PrYr 2025	PrYr 2024	PrYr 2024
Land	$75,400	$60,700	$58,900
Dwelling	$250,700	$224,000	$224,000
Impr	$700	$400	$400
Total	$326,800	$285,100	$283,300

Additions	Area	Year
1 Story Frame	120	1950
1 Story Frame	800	2020

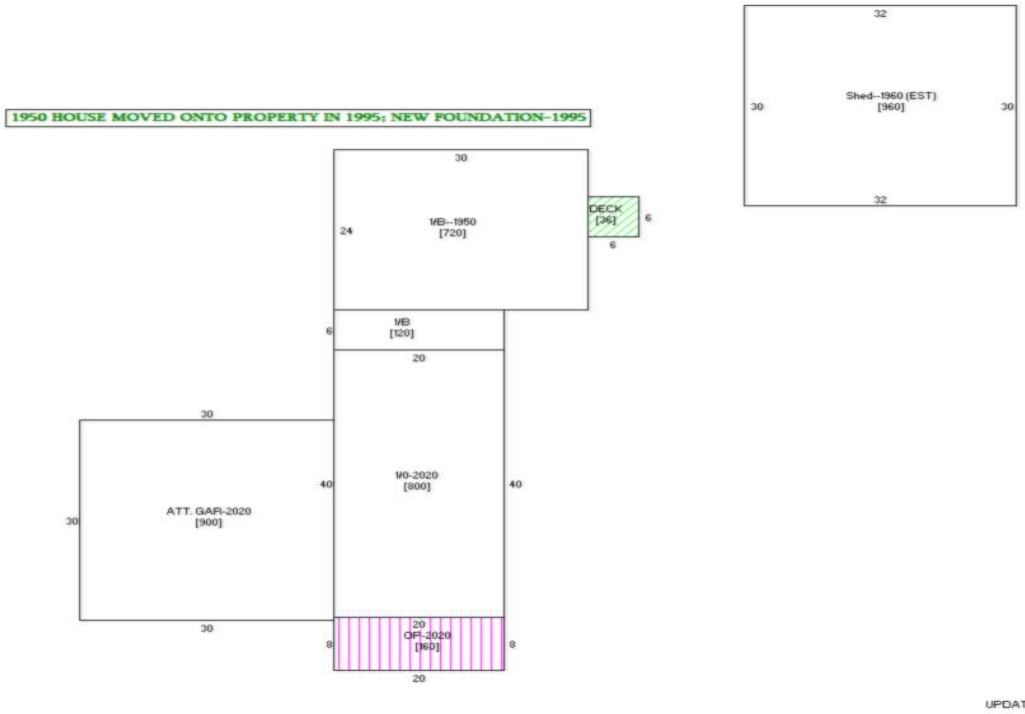
Garages	Area	W	L	Year
Att Frame	900	0	0	2020

Ag Buildings	Area	Year
924/924 - Machine or Utility Bldg - Shed--1960 (EST) - 0 x 0	960	1960

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Additional Notes:

Permission to Inspect Date





Ph 1 of 7 12/27/2021

**Sketch has been scaled to fit in this area