Mower County Assessors Office | **02.023.0030** | **Route #: 2AT-002-018** | **PDF 2** | **CERTIFIED**

17784 540TH AVE, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **5.000**

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

JUSTIN BOUCHER (D)
17784 540TH AVE
AUSTIN MN 55912-0000

Section: **26** Township: **102** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: **JA, 11/18/2024** Reviewer/Date: **CLL, 08/09/2021**
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: 26 102 018
NW1/4

5 AC W SIDE W1/2

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						217,800.00	5.000		
Grand Total*						217,800.00	5.000		

*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	**1,344**	TLA	**1,360**	GLA	**1,360/0**
Ttl Rms	**9**	Ttl Bdrms	**3**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Living Qtrs. W/ Walk-out 1200 Avg**				
Bsmt Finish 2					
Fireplace 1	**1 Masonry**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/7**		
Decks & Patios	**Concrete Patio-304 SF**				
Porches	**1S Frame Enclosed-253 SF**				
Ext Wall	**Stl**	Roof	**Asph / Hip**		
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
$150,000	**11/27/2017**		
$140,000	**09/09/1995**		

Permit Amt	Permit Date	Permit #	Reason	Tag
$0	**6/28/2024**	**7996**	**Rehab**	**C**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$82,000**			
Dwlg	**$297,500**			
Impr	**$24,000**			
Total	**$403,500**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$82,000**	**$87,000**	**$87,000**
Dwelling	**$297,500**	**$269,600**	**$213,500**
Impr	**$24,000**	**$21,200**	**$22,300**
Total	**$403,500**	**$377,800**	**$322,800**

Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**16**	**1960**	**Att Frame**	**828**	**0**	**0**	**1960**

Yard Extras	Cnt	Year
Driveway - Concrete-Triple, Std NML	**1**	**2001**

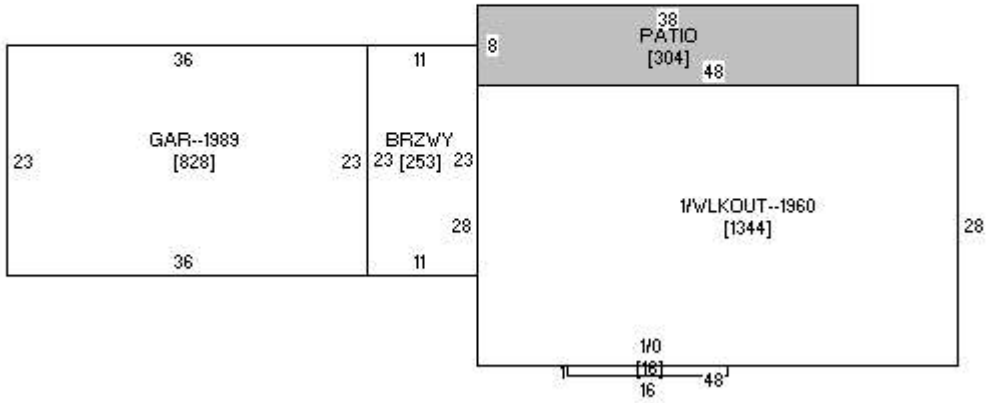
Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - SHED--2001 - 36 x 64	**2,304**	**2001**

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Additional Notes:

N

UPDATED SKETCH IN 2021



Permission to Inspect Date



Ph 1 of 5 08/03/2021

Sketch 1 of 2