Mower County Assessors Office | **02.024.0030** | **Route #: 2AT-002-019** | **PDF 2** | **CERTIFIED**

17851 540TH AVE, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **11.000**

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

RYAN & KAYLA CHRZ (D)
17851 540TH AVE
AUSTIN MN 55912-0000

Section: **27** Township: **102** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: **JA, 11/19/2024** Reviewer/Date: **CLL, 08/03/2021**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **INTERVIEW ON**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: 27 102 018
248-222

11 AC SE1/4 NE1/4 BK

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						479,160.00	11.000		
Grand Total*						479,160.00	11.000		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1950**	EYB	**1950**	EFA	**76**
Area SF	**1,320**	TLA	**2,250**	GLA	**2,250/0**
Ttl Rms	**7**	Ttl Bdrms	**4**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Living Qtrs. (Multi) 600 Low**				
Bsmt Finish 2					
Fireplace 1	**1 Masonry**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**2/0**	Other/Total Fixtures	**0/10**		
Decks & Patios	**Vinyl/CompoDeck-240 SF**				
Porches	**1S Frame Screen-240 SF**				
Ext Wall	**Stl**	Roof	**Asph / Gable**		
Veneer 1	**1 Story Brick 1484 14**				
Veneer 2					
Bsmt Stalls/Total Garages	**0/3**	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
$160,000	03/28/2013		

Permit Amt	Permit Date	Permit #	Reason	Tag
$2,500	10/19/2015	6445	Shed	C

	Appraised	Board of Review	State Equalized	With Exemptions
Land	$112,000			
Dwlg	$408,400			
Impr	$27,700			
Total	$548,100			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	$112,000	$109,000	$109,000
Dwelling	$408,400	$260,100	$165,000
Impr	$27,700	$23,400	$23,900
Total	$548,100	$392,500	$297,900

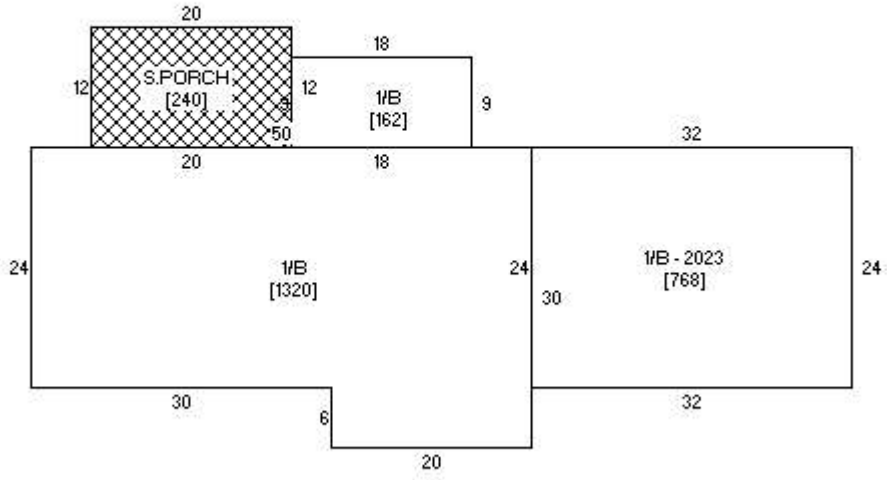
Additions	Area	Year	Garages (2 of 3)	Area	W	L	Year
1 Story Frame	162	1950	Det Frame	720	0	0	1960
1 Story Frame	768	2023	Det Frame	576	0	0	1980

Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - 26x36x10, dirt, elect. Updated tin 2013-2014 - 0 x 0	936	1960
925/908 - Lean-to - 9x36 - 0 x 0	324	2013
925/925 - Stl. Utility Bldg - CONC, ELEC, HEAT, FINISH - 0 x 0	480	2015

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Additional Notes:

Permission to Inspect Date





Sketch 1 of 2

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