Mower County Assessors Office | **02.024.0040** | **Route #: 2AT-002-016** | **PDF 2** | **CERTIFIED**

17633 540TH AVE, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **2.250**

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

JEFFREY L & LISA BOUCHER (D)
17633 540TH AVE
AUSTIN MN 55912-0000

Section: **27** Township: **102** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 08/10/2021**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **INFO FROM OW**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: 27 102 018

2.25 AC NE1/4

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						98,010.00	2.250		
Grand Total*						98,010.00	2.250		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1910**	EYB	**1910**	EFA	**116**
Area SF	**468**	TLA	**2,028**	GLA	**1,404/624**
Ttl Rms	**7**	Ttl Bdrms	**3**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1	**1 Gas**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**2/0**	Other/Total Fixtures	**0/6**		
Decks & Patios	**Wood Deck-252 SF**				
Porches	**1S Frame Open-144 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)	

Permit Amt	Permit Date	Permit #	Reason	Tag
$5,000	**6/25/2007**	**5491**	**Shed**	**N**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$56,500**			
Dwlg	**$237,100**			
Impr	**$13,700**			
Total	**$307,300**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$56,500**	**$58,000**	**$58,000**
Dwelling	**$237,100**	**$213,300**	**$167,000**
Impr	**$13,700**	**$11,900**	**$12,200**
Total	**$307,300**	**$283,200**	**$237,200**

Additions	Area	Year
1 Story Frame	**312**	**1996**
2 Story Frame	**624**	**1994**

Garages	Area	W	L	Year
Det Metal	**880**	**0**	**0**	**1989**

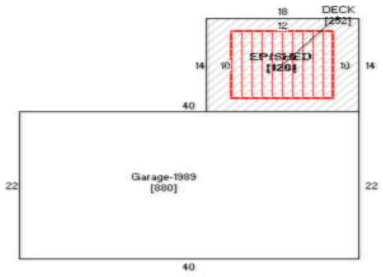
Yard Extras	Cnt	Year
Shed - W8.00 x L8.00 64 SF, Fr. Shed, AVG Pricing	**1**	**1980**
Shed - W10.00 x L18.00 180 SF, Metal Shed, AVG Pricing	**1**	**1980**
Shed - W10.00 x L12.00 120 SF, Fr. Shed, High Pricing	**1**	**1980**

Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - 24X36X10; USED AS Gar - 24 x 36	**864**	**2008**

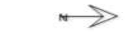
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Additional Notes:

Permission to Inspect Date









Ph 1 of 27 08/03/2021

**Sketch has been scaled to fit in this area