Mower County Assessors Office | **02.024.0060** | **Route #: 2AT-002-020** | **PDF 2** | **CERTIFIED**

17899 540TH AVE, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **9.520**

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

WAYNE O PETERSON (D)
17899 540TH AVE
AUSTIN MN 55912-0000

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

Legal: 27 102 018
EXC .48 AC 9.52AC

10 AC NE1/4 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						414,691.20	9.520		
Grand Total*						414,691.20	9.520		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1920**	EYB	**1920**	EFA	**106**
Area SF	**672**	TLA	**1,040**	GLA	**872/168**
Ttl Rms	**6**	Ttl Bdrms	**2**		
Bsmt/Attic	**Full / 1/4 Fin.**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1	**1 Freestanding**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/3**		
Decks & Patios	**C.Blk/Brick Patio-168 SF/C.Blk/Brick Patio-208 SF**				
Porches	**1S Frame Open-48 SF/1S Frame Open-91 SF**				
Ext Wall	**Composite Siding**	Roof	**Asph / Gable**		
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)	

Permit Amt	Permit Date	Permit #	Reason	Tag
$0	**5/14/2024**	**7968**	**Addition to Bldg**	**C**
$5,000	**5/9/2024**	**7957**	**New Garage**	**C**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$108,100**			
Dwlg	**$160,100**			
Impr	**$12,500**			
Total	**$280,700**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$108,100**	**$106,000**	**$106,000**
Dwelling	**$160,100**	**$139,100**	**$109,400**
Impr	**$12,500**	**$10,700**	**$11,100**
Total	**$280,700**	**$255,800**	**$226,500**

Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**200**	**1980**	**Det Frame**	**576**	**0**	**0**	**2007**

Yard Extras	Cnt	Year
Porch - W14.00 x L16.00 224 SF, Fr. 3 Seasons	**1**	**2007**
Sheds and Yard Structures - W12.00 x L16.00 192 SF, Fr. Shed, Low Pricing	**1**	**2019**

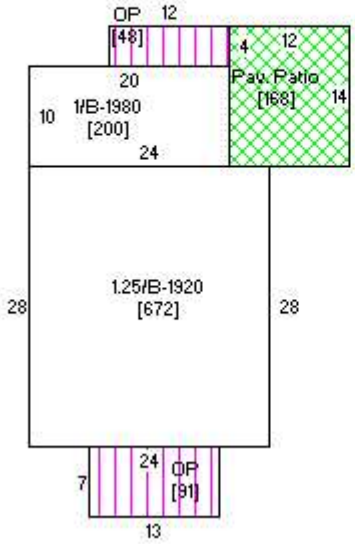
Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - 24x36, Dirt, NO elec, 1 OH door - 24 x 36	**864**	**2013**
925/908 - Lean-to - 6x36 Lean-to - 6 x 36	**216**	**2013**
906/906 - Barn - Flat - 20x40 barn - 20 x 40	**800**	**1920**

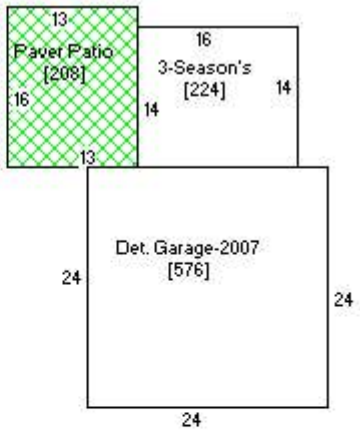
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Ag Buildings	Area	Year
903/906 - Barn - Flat - Add'n to South 16x40 - 16 x 40	640	1920

Additional Notes:

Permission to Inspect Date





UPDATED SKETCH IN 2021

N

Sketch 1 of 2



Ph 1 of 7 08/03/2021