Mower County Assessors Office | **02.024.0100** | **Route #: 2AT-002-010** | **PDF 2** | **CERTIFIED**

17395 540TH AVE, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **6.310**

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

BRUCE HENRICKS & CHRIS AMDAHL (D)
17395 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: **Left Card/No Re**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: 27 102 018
SE1/4 6.31AC

E375FT S733FT 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						274,863.60	6.310		
Grand Total*						274,863.60	6.310		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 3/4 Story Brick**				
Arch Style	**N/A**				
Year Built	**1872**	EYB	**1872**	EFA	**154**
Area SF	**1,055**	TLA	**2,376**	GLA	**1,479/897**
Ttl Rms	**8**	Ttl Bdrms	**3**		
Bsmt/Attic	**1/4 / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1					
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-243 SF/Wood Deck-352 SF**				
Porches	**1S Frame Open-180 SF/1S Frame Open-96 SF**				
Ext Wall	**Brk**	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
$10,000	**4/19/2011**	**5916**	**Addition**	**N**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$91,900**			
Dwlg	**$245,200**			
Impr	**$2,900**			
Total	**$340,000**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$91,900**	**$96,200**	**$96,200**
Dwelling	**$245,200**	**$221,600**	**$173,300**
Impr	**$2,900**	**$1,400**	**$1,400**
Total	**$340,000**	**$319,200**	**$270,900**

Additions	Area	Year
1 Story Frame	**112**	**2011**
1 Story Frame	**312**	**1998**

Garages	Area	W	L	Year
Att Frame	**704**	**0**	**0**	**1998**

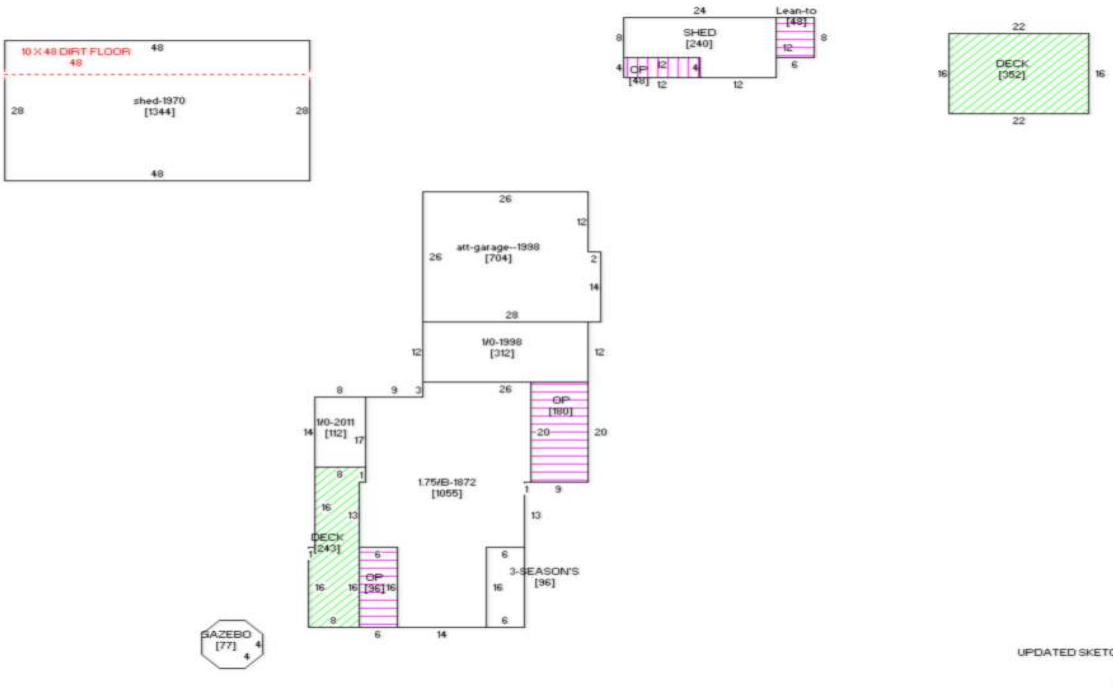
Yard Extras	Cnt	Year
Shed - 240 SF, Fr. Shed, AVG Pricing	**1**	**2000**
OP & Lean-to off Shed in rear - Quantity=1.00, Units=Square Feet, Height=0	**1**	**2000**
Decks,Patios,etc. - 77 SF, Gazebo, AVG Pricing	**1**	**2010**

Ag Buildings	Area	Year
924/924 - Machine or Utility Bldg - 28X48X10; 10X48 DIRT, 18X48 CONC., ELE(	**1,344**	**1970**

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Additional Notes:

Permission to Inspect Date





Ph 1 of 9 08/03/2021

**Sketch has been scaled to fit in this area