Mower County Assessors Office | **02.024.0170** | **Route #: 2AT-002-008** | **PDF 2** | **CERTIFIED**

17225 533RD AVE, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **1.130**

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

MICHAEL HANSON (D)
19933 900TH AVE
AUSTIN MN 55912-0000

Section: **27** Township: **102** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 07/16/2021**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **Left Card/No Re**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/004 - BPVD Fractional Homestead**

Legal: 27 102 018 **1 AC S1/2 SW1/4 BK**
245-202
APPROX 1.13AC PART OF OLS 1B & 1C, & ADJ SECT LAND S1/2 SW1/4; DOC#680119

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Site-Ex							1.130	$45,200.00	0/0/0
Sub Total						49,222.80	1.130		
Grand Total*						49,222.80	1.130		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**2 Story Frame**				
Arch Style	**N/A**				
Year Built	**1920**	EYB	**1920**	EFA	**106**
Area SF	**912**	TLA	**1,824**	GLA	**912/912**
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	**0/3**		
Decks & Patios					
Porches	**Frame 3 Seasons-340 SF**				
Ext Wall	**Stl**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/0**	Ttl Additions	**0**		

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
$197,400	**01/31/2024**		**1621262**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$45,200**			
Dwlg	**$140,600**			
Impr	**$30,100**			
Total	**$215,900**			

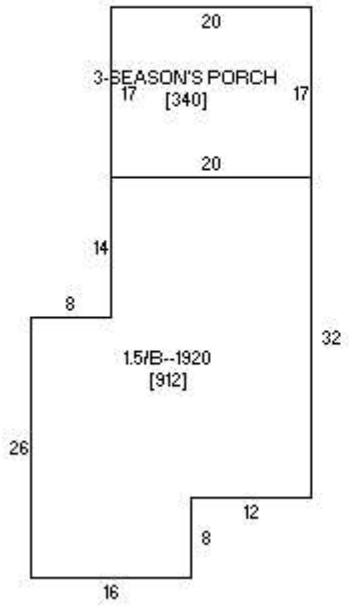
	PrYr 2025	PrYr 2024	PrYr 2024
Land	**$45,200**	**$196,500**	**$40,000**
Dwelling	**$140,600**	**$0**	**$120,200**
Impr	**$30,100**	**$0**	**$26,300**
Total	**$215,900**	**$196,500**	**$186,500**

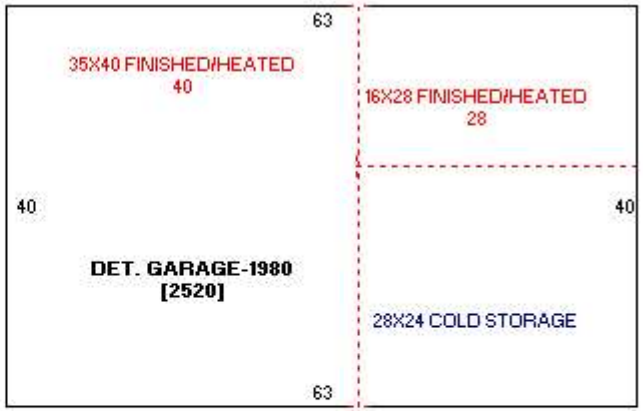
Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - DET. GARAGE-1980 - 40 x 63	**2,520**	**1980**
925/925 - Stl. Utility Bldg - det-garage-1988 - 26 x 45	**1,170**	**1988**

© Vanguard Appraisals, Inc.

Additional Notes:

Permission to Inspect Date









Ph 1 of 7 07/16/2021

Sketch 1 of 2