Mower County Assessors Office | **02.029.0022** | **Route #: 2AT-001-046** | **PDF 2** | **CERTIFIED**

16157 520TH AVE, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **3.600**

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

STEPHEN AND RENEE THORSON LIVING TRUST (D)
3008 NORTHRIDGE LN NE
OWATONNA MN 55060-0000

Section: **32** Township: **102** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 08/04/2021**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **Info From Owne**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/000 - Non-Homestead**

Legal: 32 102 018
SE1/4 BK 324-247

N726FT E220FT SE1/4

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						156,816.00	3.600		
Grand Total*						156,816.00	3.600		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**Split Foyer Frame**				
Arch Style	**N/A**				
Year Built	**1972**	EYB	**1972**	EFA	**54**
Area SF	**1,560**	TLA	**1,658**	GLA	**1,658/0**
Ttl Rms	**11**	Ttl Bdrms	**5**	Above	**3**	Below	**2**
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Split Foyer 780 Avg**				
Bsmt Finish 2					
Fireplace 1					
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/7**		
Decks & Patios	**Wood Deck-256 SF/Wood Deck-140 SF**				
Porches	**Frame 3 Seasons-256 SF/1S Frame Open-56 SF**				
Ext Wall	**Stl**	Roof	**Asph / Gable**		
Veneer 1	**1/2 Story Brick 2385 45**				
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)	

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$70,000**			
Dwlg	**$330,200**			
Impr	**$2,600**			
Total	**$402,800**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$70,000**	**$58,800**	**$58,800**
Dwelling	**$330,200**	**$292,400**	**$231,200**
Impr	**$2,600**	**$1,400**	**$1,500**
Total	**$402,800**	**$352,600**	**$291,500**

Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**98**	**1972**	**Att Frame**	**624**	**0**	**0**	**1972**

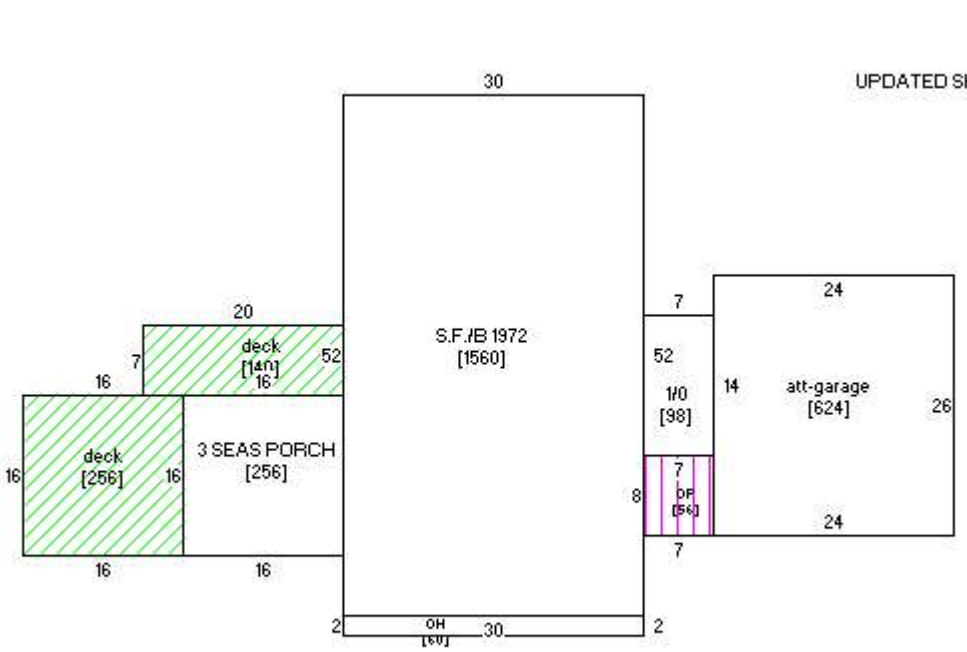
Yard Extras	Cnt	Year
Driveway - Asphalt-Double, Std NML	**1**	**1972**

Ag Buildings	Area	Year
924/924 - Machine or Utility Bldg - 22X30X10, 1 SLIDER, DIRT FLOOR, ELECTI	**660**	**1983**
924/924 - Machine or Utility Bldg - 22X30X10, 1 SLIDER, DIRT FLOOR, NO ELE	**660**	**1977**
924/924 - Machine or Utility Bldg - 8X15X7, 1 SLIDER, DIRT FLOOR, NO ELEC	**120**	**1977**

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Additional Notes:

Permission to Inspect Date





Ph 1 of 9 08/04/2021

Sketch 1 of 2