**Mower County Assessors Office** | **02.032.0030** | **Route #: 2AT-001-014** | **PDF 2** | **CERTIFIED**

**16628 540TH AVE, AUSTIN** | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **4.990**

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

**BRIAN R & DEBRA LADY (D)**
**16628 540TH AVE**
**AUSTIN MN 55912-0000**

Section: **35** Township: **102** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 08/06/2021**
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: 35 102 018** **W435FT S500FT**
**N815FT SW1/4 NW1/4 4.99AC**

**Notes**

| 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 | | | | | | 217,364.40 | 4.990 | | |
| **Grand Total*** | | | | | | 217,364.40 | 4.990 | | |

*Includes all land areas

**Residential Dwelling**

| | | | | | |
|---|---|---|---|---|---|
| Occupancy | **Single-Family / Owner Occupied** | | | | |
| Style | **1 1/2 Story Frame** | | | | |
| Arch Style | **N/A** | | | | |
| Year Built | **1900** | EYB | **1900** | EFA | **126** |
| Area SF | **860** | TLA | **1,462** | GLA | **860/602** |
| Ttl Rms | **6** | Ttl Bdrms | **3** | | |
| Bsmt/Attic | **Full / 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 | **Wood Deck-240 SF** | | | | |
| Porches | **1S Frame Open-96 SF** | | | | |
| Ext Wall | **Wd Lap** | Roof | **Asph / Gable** | | |
| Veneer 1 | | | | | |
| Veneer 2 | | | | | |
| Bsmt Stalls/Total Garages | **0/1** | 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) | |

| | Appraised | Board of Review | State Equalized | With Exemptions |
|---|---|---|---|---|
| Land | **$81,900** | | | |
| Dwlg | **$20,300** | | | |
| Impr | | | | |
| Total | **$102,200** | | | |

| | PrYr 2025 | PrYr 2024 | PrYr 2023 |
|---|---|---|---|
| Land | **$81,900** | **$69,900** | **$69,900** |
| Dwelling | **$20,300** | **$23,400** | **$18,300** |
| Impr | **$0** | **$0** | **$0** |
| Total | **$102,200** | **$93,300** | **$88,200** |

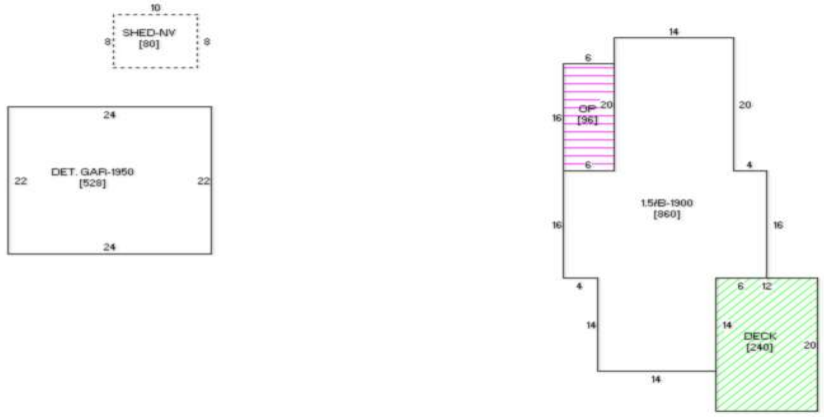
| Additions | Area | Year | Garages | Area | W | L | Year |
|---|---|---|---|---|---|---|---|
| | | | **Det Frame** | **528** | **0** | **0** | **1950** |


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**Additional Notes:**

N

UPDATED SKETCH IN 2021




Permission to Inspect Date



Ph 1 of 3 07/22/2021

**Sketch has been scaled to fit in this area