Mower County Assessors Office | **02.042.0160** | **Route #: 2AT-004-081** | **PDF 2** | **CERTIFIED**

1603 20TH AVE SE, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **1.130**

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

SCOTT AND SHAR NELSON (D)
1603 20TH AVE SE
AUSTIN MN 55912-0000

Section: | Township: | Range: | Block: | Lot:
Checks/Tags: | Lister/Date: **JA, 11/16/2023** | Reviewer/Date: **CLL, 05/25/2021**
Loc/Class: **RURAL/RESIDENTIAL** | Tax District: **492** | Entry Status: **Permit Exterior**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: BELLEMANS SUBDIVISION 02042 002 LOTS 1-3; & OUTLOT 1 1.13AC

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
UnitSite						49,222.80	1.130		0/0/0
1.00 Unit								$35,000.00	
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	**1 Story Frame**			
Arch Style	**N/A**			
Year Built	**1954**	EYB **1954**	EFA **72**	
Area SF	**976**	TLA **1,192**	GLA **1,192/0**	
Ttl Rms **5**	Ttl Bdrms **3**	Above **1**	Below **2**	
Bsmt/Attic	**Full / None**			
Heat/AC	**Yes / Yes AC**			
Bsmt Finish 1	**Living Qtrs. (Multi) 690 Avg**			
Bsmt Finish 2				
Fireplace 1	**1 Gas**			
Fireplace 2				
Fireplace 3				
Fireplace 4				
Full/Half Baths	**1/0**	Other/Total Fixtures **0/5**		
Decks & Patios	**Wood Deck-298 SF/Concrete Patio-256 SF**			
Porches	**1S Frame Open-208 SF**			
Ext Wall	**Stl**	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)	

Sale Amt	Sale Date	Nut Code	Recording
$149,000	02/17/2017		
$130,000	02/17/2017		
$130,000	07/06/2012		

Permit Amt	Permit Date	Permit #	Reason	Tag
$1,100	5/19/2023	7711	Deck/Patio	C
$330	5/19/2023	7710	Shed	C
$1,000	9/28/2021	7403	New Garage	N

	Appraised	Board of Review	State Equalized	With Exemptions
Land	$35,000			
Dwlg	$221,300			
Impr				
Total	$256,300			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	$35,000	$35,000	$41,300
Dwelling	$221,300	$200,000	$156,700
Impr	$0	$0	$0
Total	$256,300	$235,000	$198,000

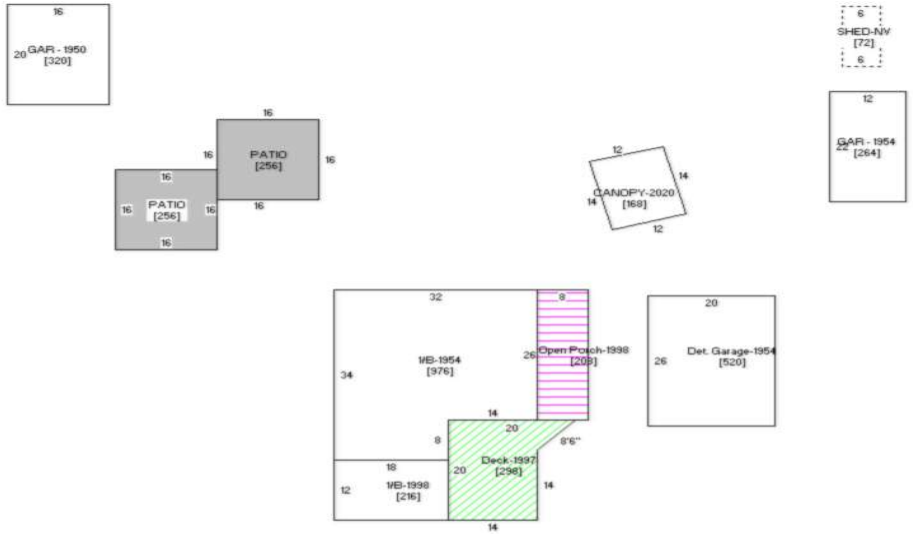
Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	216	1998	Det Frame	520	0	0	1954

Yard Extras	Cnt	Year
Driveway - Concrete-Double, Long Good	1	1995
Gar (Commercial) - 320 SF, Frame, Low Pricing	1	1950
Gar (Commercial) - 264 SF, Frame, Low Pricing	1	1954
Canopy - 168 SF, Frame, AVG Pricing	1	2020
Canopy - 168 SF, Frame, AVG Pricing	1	2023

© Vanguard Appraisals, Inc.

Additional Notes:

Permission to Inspect Date



UPDATED SKETCH IN 2024



Ph 1 of 11 05/25/2021

**Sketch has been scaled to fit in this area