Mower County Assessors Office | **02.056.0010** | **Route #: 2AT-002-013** | **PDF 2** | **CERTIFIED**

53970 174TH ST, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **4.570**

Current Owner/Address | DBA: | Comp ID: | Map Area: **AUSTIN TWP: NEW**

JOHN & MARGUERITE ROBINSON (D)
53970 174TH ST
AUSTIN MN 55912-0000

Section: | Township: | Range: | 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: KELLY ADDITION **02056 001 001**

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ac X Rt						43,560.00	1.000	$50,000.00	0/0/0
Ac X Rt						43,560.00	1.000	$5,000.00	0/0/0
Sub Total						199,069.20	4.570		
Grand Total*						199,069.20	4.570		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**			
Style	**1 1/2 Story A-Frame**			
Arch Style	**N/A**			
Year Built	**1972**	EYB **1972**	EFA **54**	
Area SF	**448**	TLA **2,162**	GLA **1,568/280**	
Ttl Rms **13**	Ttl Bdrms **6**	Above **4**	Below **2**	
Bsmt/Attic	**Full / None**			
Heat/AC	**Yes / Yes AC**			
Bsmt Finish 1	**Living Qtrs. (Multi) 1038 Avg**			
Bsmt Finish 2				
Fireplace 1	**1 Gas**			
Fireplace 2	**1 Masonry**			
Fireplace 3				
Fireplace 4				
Full/Half Baths	**1/1**	Other/Total Fixtures **0/14**		
Decks & Patios	**Wood Deck-280 SF**			
Porches	**1S Frame Enclosed-169 SF/1S Frame Open-168 SF**			
Ext Wall	**Wd Lap**	Roof **Asph / Gable**		
Veneer 1				
Veneer 2				
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions **4**		

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
$330,000	02/28/2024		

Permit Amt	Permit Date	Permit #	Reason	Tag
$0	2/29/2024		Int-Remodel	Y
$100	11/1/2021	7429	Misc	C
$12,280	7/18/2012	6104	New Garage	N

	Appraised	Board of Review	State Equalized	With Exemptions
Land	$67,900			
Dwlg	$271,700			
Impr	$22,600			
Total	$362,200			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	$67,900	$67,900	$67,900
Dwelling	$271,700	$278,600	$222,900
Impr	$22,600	$19,300	$19,800
Total	$362,200	$365,800	$310,600

Additions (2 of 4)	Area	Year
1 Story Frame	312	1972
1 1/2 Story Frame	400	2003

Garages	Area	W	L	Year
Att Frame	576	0	0	1972

Yard Extras	Cnt	Year
0; Driveway - Asphalt-Double, Std NML	1	2004
Shed - W8.00 x L10.00 80 SF, Metal Shed, AVG Pricing	1	2004

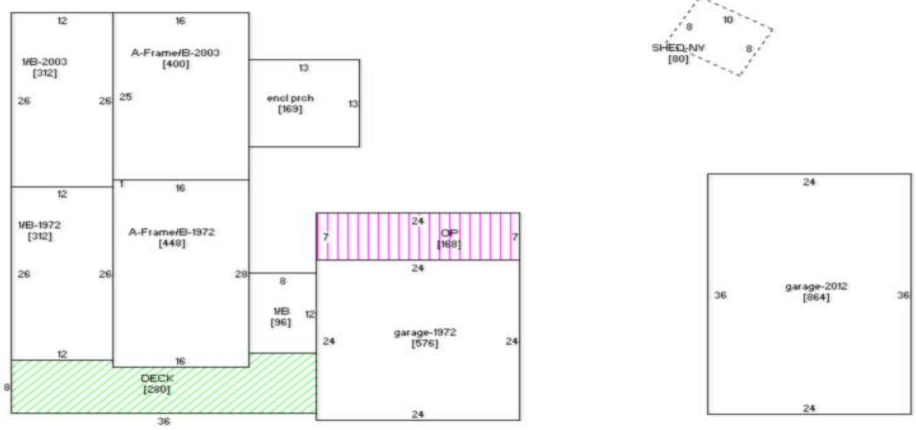
Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - 24X36X10; USED AS Gar - 24 x 36	864	2012

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Additional Notes:

2003 HOUSE WAS MOVED ONTO PROPERTY

UPDATED SKETCH IN 2021



Permission to Inspect Date



Ph 1 of 10 01/09/2023

**Sketch has been scaled to fit in this area