Mower County Assessors Office | **02.056.0020** | **Route #: 2AT-002-014** | **PDF 2** | **CERTIFIED**

53980 174TH ST, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **1.810**

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

DEREK & MELISSA HANSEN (D)
53980 174TH ST SE
AUSTIN MN 55912-0000

Section: | Township: | Range: | Block: | Lot:
Checks/Tags: | Lister/Date: **JA, 01/18/2024** | Reviewer/Date: **CLL, 08/04/2021**
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: KELLY ADDITION **02056 002 001**

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						35,283.60	0.810	$5,000.00	0/0/0
Sub Total						78,843.60	1.810		
Grand Total*						78,843.60	1.810		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1976**	EYB	**1976**	EFA	**50**
Area SF	**1,464**	TLA	**1,627**	GLA	**1,627/0**
Ttl Rms	**12**	Ttl Bdrms	**4**	Above	**2**	Below	**2**
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Living Qtrs. (Multi) 980 Avg**				
Bsmt Finish 2					
Fireplace 1	**1 Gas**				
Fireplace 2	**1 Masonry**				
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/1**	Other/Total Fixtures	**0/8**		
Decks & Patios	**Wood Deck-272 SF/Wood Deck-60 SF**				
Porches					
Ext Wall	**Wd Lap**	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
$210,000	05/13/2011		

Permit Amt	Permit Date	Permit #	Reason	Tag
$27,000	10/9/2023	7844	Shed	C

	Appraised	Board of Review	State Equalized	With Exemptions
Land	$54,100			
Dwlg	$321,400			
Impr	$18,700			
Total	$394,200			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	$54,100	$54,100	$54,100
Dwelling	$321,400	$324,400	$259,200
Impr	$18,700	$15,800	$0
Total	$394,200	$394,300	$313,300

Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	163	2008	Att Frame	627	0	0	1976

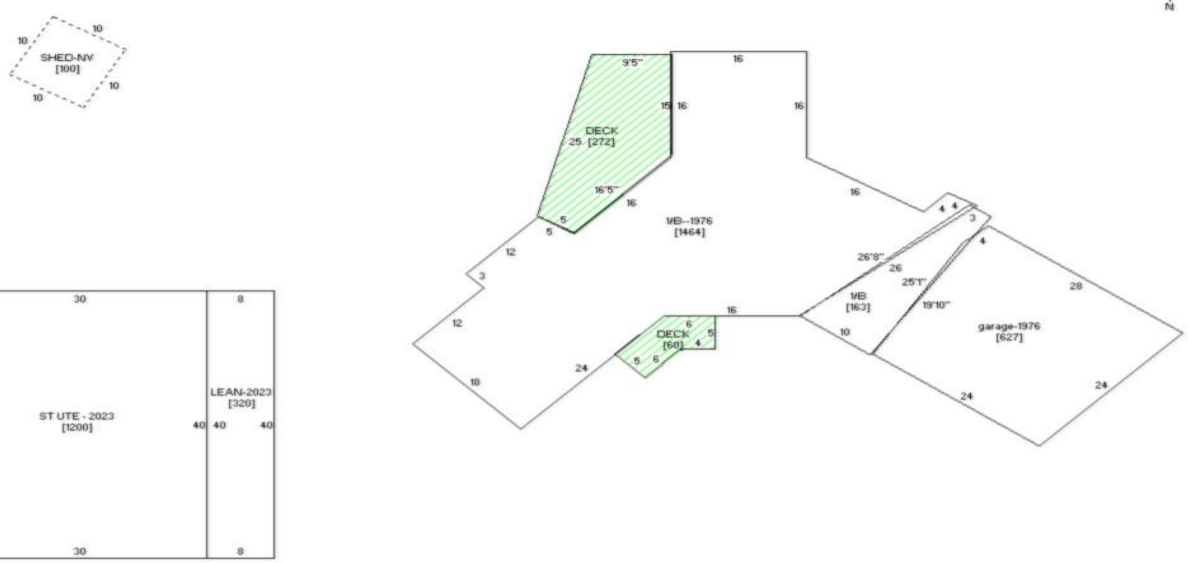
Yard Extras	Cnt	Year
Driveway - Concrete-Double, Std NML	1	2005

Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - ST UTE-2023 - 0 x 0	1,200	2023
903/908 - Lean-to - LEAN-2023 - 0 x 0	320	2023

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Additional Notes:

Permission to Inspect Date





Ph 1 of 14 11/18/2024

**Sketch has been scaled to fit in this area