Mower County Assessors Office | **02.056.0030** | **Route #: 2AT-002-012** | **PDF 2** | **CERTIFIED**

53975 174TH ST, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **1.250**

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

JAMES T & SUSAN E ANDERSON (D)
53975 174TH ST
AUSTIN MN 55912-0000

Section: | Township: | Range: | Block: | Lot:
Checks/Tags: | Lister/Date: | Reviewer/Date: **CLL, 08/04/2021**
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: KELLY ADDITION **02056 003 001**

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						10,890.00	0.250	$5,000.00	0/0/0
Sub Total						54,450.00	1.250		
Grand Total*						54,450.00	1.250		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**		
Style	**1 Story Frame**		
Arch Style	**N/A**		
Year Built	**1971**	EYB **1971**	EFA **55**
Area SF	**1,980**	TLA **2,242**	GLA **2,242/0**
Ttl Rms **14**	Ttl Bdrms **5**	Above **3**	Below **2**
Bsmt/Attic	**Full / None**		
Heat/AC	**Yes / Yes AC**		
Bsmt Finish 1	**Living Qtrs. (Multi) 1390 Avg**		
Bsmt Finish 2			
Fireplace 1	**1 Masonry**		
Fireplace 2			
Fireplace 3			
Fireplace 4			
Full/Half Baths	**1/1**	Other/Total Fixtures **0/11**	
Decks & Patios	**Wood Deck-360 SF/C.Blk/Brick Patio-314 SF**		
Porches	**1S Frame Open-96 SF**		
Ext Wall	**Stl**	Roof **Asph / Gable**	
Veneer 1	**1 Story Brick 3180 30**		
Veneer 2			
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions **2**	

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
$240,000	11/17/2006		

Permit Amt	Permit Date	Permit #	Reason	Tag
$4,000	7/28/2017	6666	Shed	C

	Appraised	Board of Review	State Equalized	With Exemptions
Land	$51,300			
Dwlg	$421,600			
Impr				
Total	$472,900			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	$51,300	$51,300	$51,300
Dwelling	$421,600	$417,100	$329,600
Impr	$0	$0	$0
Total	$472,900	$468,400	$380,900

Additions	Area	Year
1 Story Frame	22	1971
1 Story Frame	240	1971

Garages	Area	W	L	Year
Att Frame	576	0	0	1971

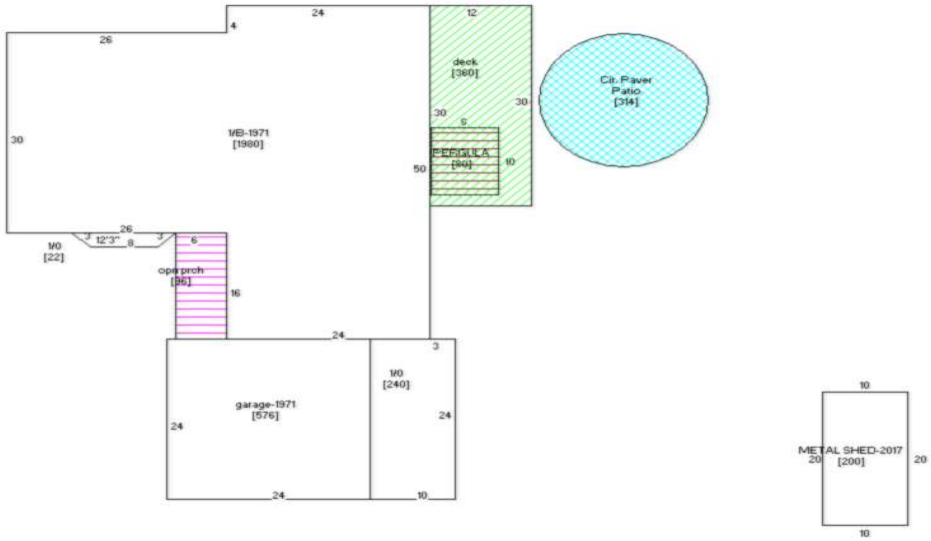
Yard Extras	Cnt	Year
0; Driveway - Concrete-Triple, Std NML	1	2015
Shed - W10.00 x L20.00 200 SF, Metal Shed, AVG Pricing	1	2017

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Additional Notes:

Permission to Inspect Date

HOUSE MOVED ONTO PROPERTY IN 2003





Ph 1 of 8 08/03/2021

**Sketch has been scaled to fit in this area