Mower County Assessors Office | **02.065.0130** | **Route #: 2AT-002-023** | **PDF 2** | **CERTIFIED**

17985 538TH AVE, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **0.750**

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

JAMES GEORGEN TRUST (D)
17965 538TH AVE
AUSTIN MN 55912-0000

Section: **27** Township: **102** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 07/21/2021**
Loc/Class: **RURAL/AG DWELLING** Tax District: **492** Entry Status: **Interior Inspecti**
MN Alloc/Hmstd: **200 - Agricultural *2a*/001 - Full Homestead**

Legal: RIVERWOOD ESTATES 27 102 18 02065 013

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ac X Rt						32,670.00	0.750	$50,000.00	0/0/0
Sub Total						32,670.00	0.750		
Grand Total*						32,670.00	0.750		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**			Base Price	
Style	**1 Story Frame**			Basement Adjustment	
Arch Style	**N/A**			Attic Adjustment	
Year Built	**1976**	EYB **1976**	EFA **50**	No Heat Adjustment	
Area SF	**1,612**	TLA **2,188**	GLA **2,188/0**	Central AC Adjustment	
				Adjusted Base	
Ttl Rms **12**	Ttl Bdrms **4**	Above **2**	Below **2**	Finish	
Bsmt/Attic	**Full / None**			Single Siding	
Heat/AC	**Yes / Yes AC**			Exterior	
Bsmt Finish 1	**Living Qtrs. W/ Walk-out 1200 Low**			Fireplaces	
Bsmt Finish 2				Plumbing/Appliances	
Fireplace 1	**2 Masonry**			Attached Garages	
Fireplace 2				Basement Stall	
Fireplace 3				Base Total	
Fireplace 4				Graded	
Full/Half Baths	**2/1**	Other/Total Fixtures **0/8**		Physical Value	
Decks & Patios	**Wood Deck-246 SF/Concrete Patio-140 SF**			Total Less Obsolescence	
Porches	**1S Frame Open-80 SF**			Extras	
Ext Wall	**Wd Lap**	Roof **Asph / Gable**		Additions	
Veneer 1	**1/2 Story Brick 2014 38**			RCN	
Veneer 2				Detached Garages	
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions **1**		Map Factor	
				Total Bldg (RND)	

Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**576**	**1976**	**Att Frame**	**624**	**0**	**0**	**1995**

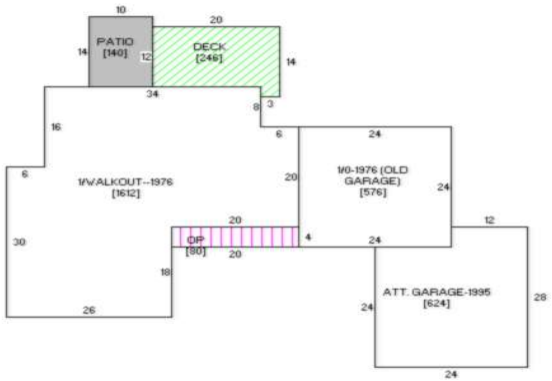
	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$37,500**			
Dwlg	**$353,800**			
Impr				
Total	**$391,300**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$37,500**	**$37,500**	**$37,500**
Dwelling	**$353,800**	**$361,000**	**$288,600**
Impr	**$0**	**$0**	**$0**
Total	**$391,300**	**$398,500**	**$326,100**

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Additional Notes:

N
UPDATED SKETCH IN 2021



Permission to Inspect Date



Ph 1 of 4 07/21/2021

**Sketch has been scaled to fit in this area