Mower County Assessors Office | **02.071.0090** | **Route #: 2AT-002-032** | **PDF 2** | **CERTIFIED**

18190 536TH AVE, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **2.970**

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

DEREK & CORRINE HJELMEN (D)
18190 536TH AVE
AUSTIN MN 55912-0000

Section: Township: Range: Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 07/23/2021**
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: RIVERWOOD ESTATES II **02071 009 001**

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						129,373.20	2.970		
Grand Total*						129,373.20	2.970		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**2 Story Frame**				
Arch Style	**N/A**				
Year Built	**1975**	EYB	**1975**	EFA	**51**
Area SF	**624**	TLA	**1,948**	GLA	**1,324/624**
Ttl Rms	**13**	Ttl Bdrms	**5**	Above	**3** Below **2**
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Living Qtrs. (Multi) 840 High**				
Bsmt Finish 2					
Fireplace 1	**1 Masonry w/Gas Insert**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**2/1**	Other/Total Fixtures	**0/9**		
Decks & Patios	**Wood Deck-324 SF**				
Porches	**1S Frame Open-96 SF**				
Ext Wall	**Composite Siding**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions	**3**		

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
$280,000	**09/02/2013**		
$240,000	**04/30/2010**		
$80,000	**09/22/2009**		

Permit Amt	Permit Date	Permit #	Reason	Tag
$35,000	**5/25/2016**	**6507**	**New Bldg**	**C**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$59,900**			
Dwlg	**$386,200**			
Impr	**$73,200**			
Total	**$519,300**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$59,900**	**$59,900**	**$59,900**
Dwelling	**$386,200**	**$382,000**	**$301,900**
Impr	**$73,200**	**$62,400**	**$63,100**
Total	**$519,300**	**$504,300**	**$424,900**

Additions (2 of 3)	Area	Year
1 Story Frame	**540**	**1975**
1 Story Frame	**112**	**1975**

Garages	Area	W	L	Year
Att Frame	**548**	**0**	**0**	**1975**

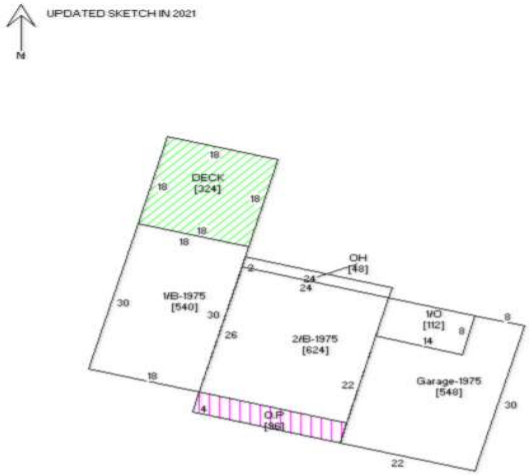
Yard Extras	Cnt	Year
Driveway - Concrete-Triple, Std NML	**1**	**2013**
Shed - W12.00 x L14.00 168 SF, Fr. Shed, Low Pricing	**1**	**1980**

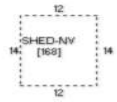
Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - ST. UTE. SHED-2016 - 50 x 72	**3,600**	**2016**

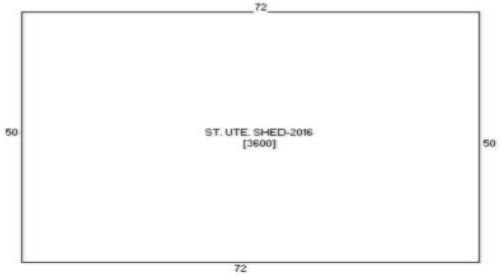
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Additional Notes:

Permission to Inspect Date









Ph 1 of 7 07/23/2021

**Sketch has been scaled to fit in this area