**Mower County Assessors Office** | **02.890.0100** | **Route #: 2AT-005-044** | **PDF 2** | **CERTIFIED**

**3405 6TH AVE NW, AUSTIN** | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **1.260**

**Current Owner/Address** | DBA: | Comp ID: | Map Area: **Turtle Cr./SS/WW**

**KATHRYN C DYAS & CHRISTOPHER P DYAS (D)**
**3405 6TH AVE NW**
**AUSTIN MN 55912-0000**

Section: **5** Township: **102** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **CLL, 08/16/2021**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **INFO FROM OW**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/000 - Non-Homestead**

**Legal: 05 102 018** **WILDWOOD ESTATES** **02890 010 001**

| Basis | Front | Rear | Side 1 | Side 2 | R. Lot | SF | Acres | Unit Price | T/E/O% |
|---|---|---|---|---|---|---|---|---|---|
| UnitSite | | | | | | 54,885.60 | 1.260 | | 0/0/0 |
| 1.00 Unit | | | | | | | | $100,000.00 | |
| Sub Total | | | | | | 54,885.60 | 1.260 | | |
| **Grand Total*** | | | | | | 54,885.60 | 1.260 | | |

*Includes all land areas

**Notes**

**Residential Dwelling**

| | | | | | |
|---|---|---|---|---|---|
| Occupancy | **Single-Family / Owner Occupied** | | | | |
| Style | **1 Story Frame** | | | | |
| Arch Style | **N/A** | | | | |
| Year Built | **2007** | EYB | **2007** | EFA | **19** |
| Area SF | **1,408** | TLA | **2,099** | GLA | **2,099/0** |
| Ttl Rms | **10** | Ttl Bdrms | **3** | | |
| Bsmt/Attic | **None / None** | | | | |
| Heat/AC | **Yes / Yes AC** | | | | |
| Bsmt Finish 1 | **Living Qtrs. (Multi) 500 High** | | | | |
| 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 | | | | | |
| Porches | **1S Frame Open-148 SF/1S Frame Screen-170 SF** | | | | |
| Ext Wall | **Stl** | Roof | **Asph / Hip** | | |
| Veneer 1 | **1 Story Brick 11660 110** | | | | |
| Veneer 2 | | | | | |
| Bsmt Stalls/Total Garages | **0/2** | 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 |
|---|---|---|---|
| $60,000 | 03/06/2007 | | |

| Permit Amt | Permit Date | Permit # | Reason | Tag |
|---|---|---|---|---|
| $300,000 | 4/9/2007 | 5443 | New Dwlg | N |

| | Appraised | Board of Review | State Equalized | With Exemptions |
|---|---|---|---|---|
| Land | $100,000 | | | |
| Dwlg | $488,200 | | | |
| Impr | | | | |
| Total | $588,200 | | | |

| | PrYr 2025 | PrYr 2024 | PrYr 2023 |
|---|---|---|---|
| Land | $100,000 | $100,000 | $100,000 |
| Dwelling | $488,200 | $450,800 | $447,400 |
| Impr | $0 | $0 | $0 |
| Total | $588,200 | $550,800 | $547,400 |

| Additions | Area | Year |
|---|---|---|
| 1 Story Frame | 691 | 2007 |

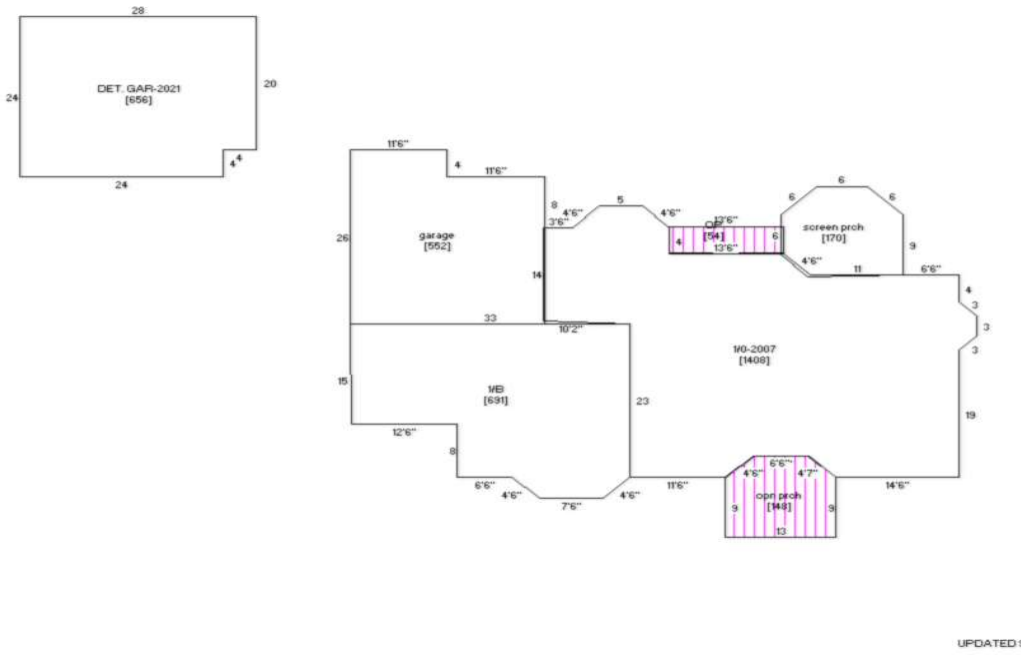
| Garages | Area | W | L | Year |
|---|---|---|---|---|
| Att Frame | 552 | 0 | 0 | 2007 |
| Det Frame | 656 | 0 | 0 | 2021 |

| Yard Extras | Cnt | Year |
|---|---|---|
| Driveway - Concrete-Double, Long Good | 1 | 2007 |


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**Additional Notes:**

Permission to Inspect Date






Ph 1 of 10 08/16/2021

**Sketch has been scaled to fit in this area