Mower County Assessors Office | **08.015.0210** | **Route #: 000-000-000** | **PDF 3** | **CERTIFIED**

53169 255TH ST, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **1.380**

Current Owner/Address | DBA: | Comp ID: | Map Area: **Lansing Twp**

DUANE A & GWENDOLYN MORTENSEN (D)
53169 255TH ST
AUSTIN MN 55912-0000

Section: **15** Township: **103** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 09/01/2021**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **Info From Owne**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: 15 103 018
N664.40FT NW1/4 SW1/4

E90.83FT W948.63FT

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Site-Ex							1.000	$40,000.00	0/0/0
Excess 2							0.380	$4,800.00	0/0/0
Sub Total						60,112.80	1.380		
Grand Total*						60,112.80	1.380		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1956**	EYB	**1956**	EFA	**70**
Area SF	**1,092**	TLA	**2,004**	GLA	**2,004/0**
Ttl Rms	**15**	Ttl Bdrms	**3**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Rec. Room (Single) 1092 Avg**				
Bsmt Finish 2					
Fireplace 1	**1 Masonry**				
Fireplace 2	**1 Gas**				
Fireplace 3					
Fireplace 4					
Full/Half Baths	**2/0**	Other/Total Fixtures	**0/9**		
Decks & Patios	**Concrete Patio-84 SF/C.Blk/Brick Patio-220 SF**				
Porches					
Ext Wall	**Stl**	Roof	**Asph / Gable**		
Veneer 1					
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)	

Permit Amt	Permit Date	Permit #	Reason	Tag
$0	**6/21/2022**	**7545**	**Shed**	**C**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$44,800**			
Dwlg	**$327,200**			
Impr				
Total	**$372,000**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$44,800**	**$44,800**	**$44,800**
Dwelling	**$327,200**	**$281,300**	**$279,300**
Impr	**$0**	**$0**	**$0**
Total	**$372,000**	**$326,100**	**$324,100**

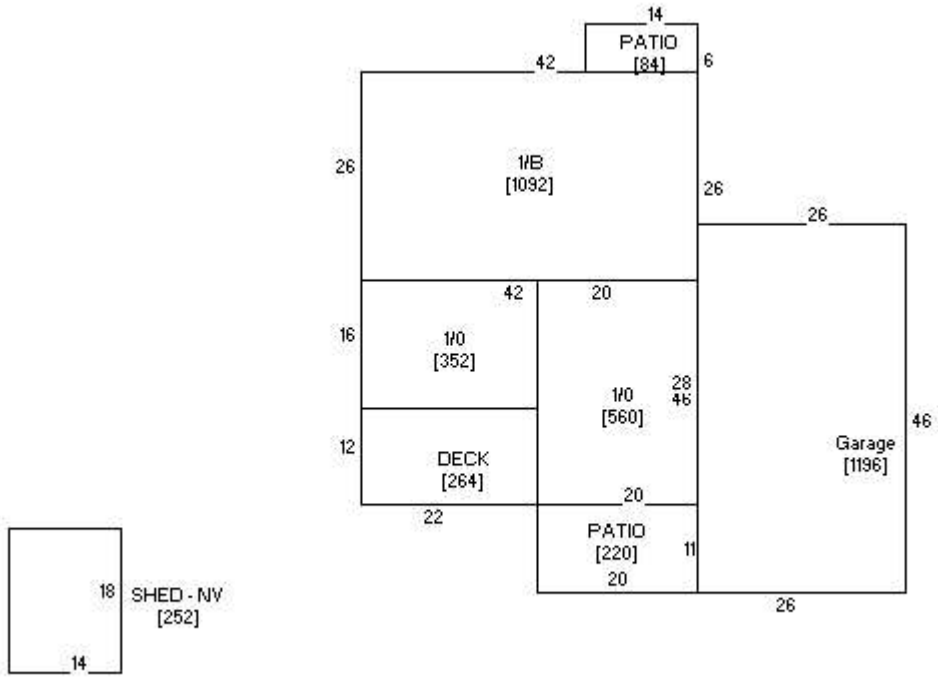
Additions	Area	Year
1 Story Frame	**352**	**1986**
1 Story Frame	**560**	**2003**

Garages	Area	W	L	Year
Att Frame	**1,196**	**0**	**0**	**2003**

© Vanguard Appraisals, Inc.

Additional Notes:

Permission to Inspect Date





Ph 1 of 8 09/01/2021

Sketch 1 of 1