Mower County Assessors Office | **08.015.0270** | **Route #: 000-000-000** | **PDF 3** | **CERTIFIED**

53465 255TH ST, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **11.750**

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

Section: **15** Township: **103** Range: **18** Block: Lot:

NATHEN WAGNER (D)
53465 255TH ST
AUSTIN MN 55912-0000

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)*/000 - Non-Homestead**

Legal: 15 103 018
NE COR E1/2 SW1/4

11.75 AC BLDG SITE

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ac X Rt						43,560.00	1.000	$27,000.00	0/0/0
Ac X Rt						43,560.00	1.000	$27,000.00	0/0/0
Sub Total						511,830.00	11.750		
Grand Total*						511,830.00	11.750		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**2 Story Frame**				
Arch Style	**N/A**				
Year Built	**1935**	EYB	**1935**	EFA	**91**
Area SF	**384**	TLA	**1,472**	GLA	**1,088/384**
Ttl Rms	**8**	Ttl Bdrms	**3**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / No AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1	**1 Limited function**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/1**	Other/Total Fixtures	**0/5**		
Decks & Patios	**Wood Deck-320 SF**				
Porches	**1S Frame Enclosed-196 SF**				
Ext Wall	**Vinyl**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/3**	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
$164,319	**05/10/2019**		
$101,500	**05/08/2009**		

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$113,500**			
Dwlg	**$169,800**			
Impr	**$32,500**			
Total	**$315,800**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$113,500**	**$91,500**	**$91,500**
Dwelling	**$169,800**	**$144,200**	**$141,900**
Impr	**$32,500**	**$27,800**	**$28,500**
Total	**$315,800**	**$263,500**	**$261,900**

Additions	Area	Year
1 Story Frame	**704**	**1968**

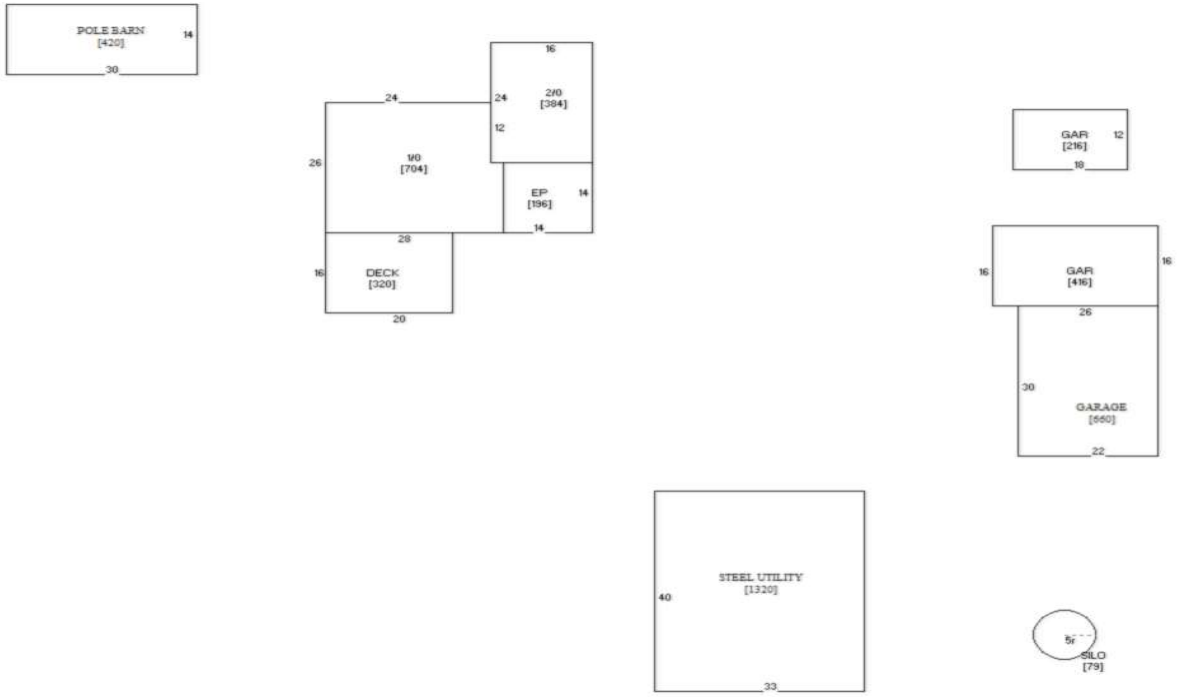
Garages (2 of 3)	Area	W	L	Year
Det Frame	**660**	**0**	**0**	**1935**
Det Frame	**416**	**0**	**0**	**1935**

Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - 0 x 0	**1,320**	**2012**
932/932 - Silo - Conc		**1950**
913/913 - Barn - Pole - 0 x 0	**660**	**1968**

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Additional Notes:

Permission to Inspect Date





Ph 1 of 16 09/01/2021

**Sketch has been scaled to fit in this area