Mower County Assessors Office | **08.015.0310** | **Route #: 000-000-000** | **PDF 3** | **CERTIFIED**

25485 540TH AVE, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **1.240**

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

RONALD J & CAROL ANNE MADSEN (D)
25485 540TH AVE
AUSTIN MN 55912-0000

Section: **15** Township: **103** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 09/09/2021**
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 **000 000** **E320FT N169FT**
NE1/4 SE1/4

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							0.240	$2,400.00	0/0/0
Sub Total						54,014.40	1.240		
Grand Total*						54,014.40	1.240		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1958**	EYB	**1958**	EFA	**68**
Area SF	**1,296**	TLA	**1,331**	GLA	**1,331/0**
Ttl Rms	**10**	Ttl Bdrms	**3**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Rec. Room (Single) 648 Avg**				
Bsmt Finish 2					
Fireplace 1					
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/3**		
Decks & Patios	**Wood Deck-48 SF/Wood Deck-353 SF**				
Porches					
Ext Wall	**Stl**	Roof	**Asph / Hip**		
Veneer 1					
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)	

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$42,400**			
Dwlg	**$190,100**			
Impr				
Total	**$232,500**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$42,400**	**$42,400**	**$42,400**
Dwelling	**$190,100**	**$165,900**	**$164,800**
Impr	**$0**	**$0**	**$0**
Total	**$232,500**	**$208,300**	**$207,200**

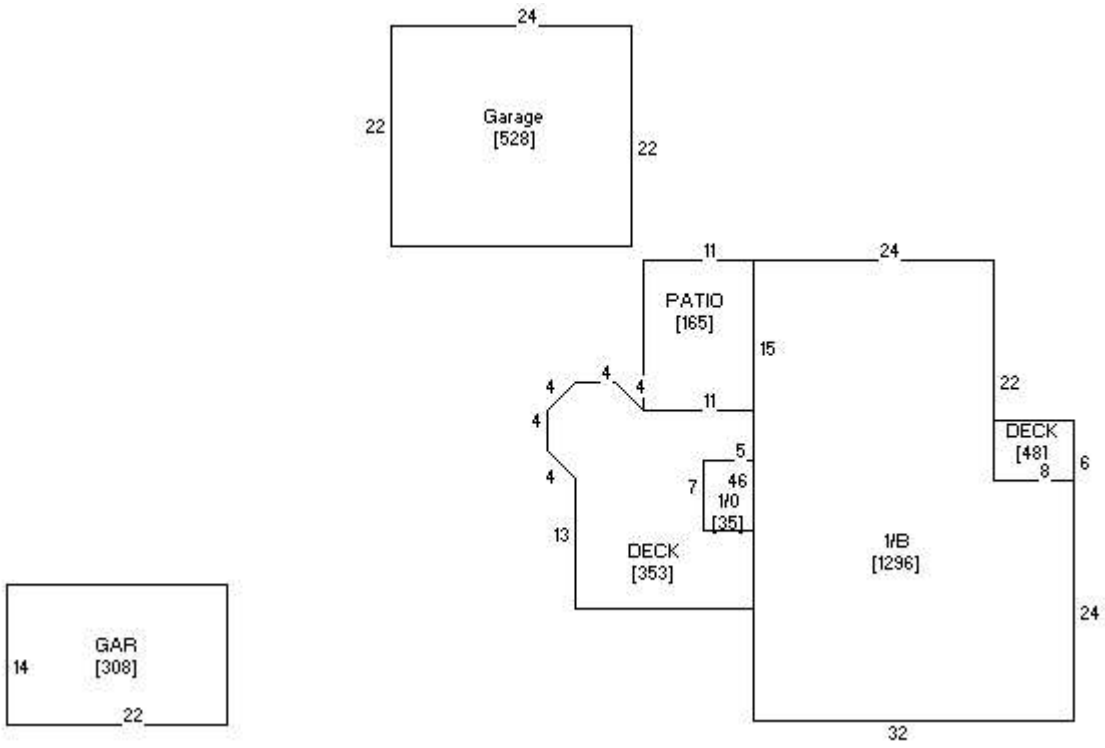
Additions	Area	Year
1 Story Frame	**35**	**1958**

Garages	Area	W	L	Year
Det Frame	**528**	**0**	**0**	**1958**
Det Frame	**308**	**0**	**0**	**1958**

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Additional Notes:

Permission to Inspect Date



Sketch 1 of 1



Ph 1 of 10 09/09/2021