Mower County Assessors Office | **08.015.0322** | **Route #: 000-000-000** | **PDF 3** | **CERTIFIED**

25401 540TH AVE, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **1.300**

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

MABLE J HJELMEN (D)
25401 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: **Exterior Only In**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: 15 103 018 **S175FT N544FT**
E320FT NE1/4 SE1/4 1.3AC

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							0.300	$3,600.00	0/0/0
Sub Total						56,628.00	1.300		
Grand Total*						56,628.00	1.300		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**Mfd Home (Single)**				
Arch Style	**N/A**				
Year Built	**1971**	EYB	**1971**	EFA	**55**
Area SF	**756**	TLA	**756**	GLA	**756/0**
Ttl Rms	**6**	Ttl Bdrms	**2**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1					
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/3**		
Decks & Patios					
Porches	**1S Frame Enclosed-195 SF**				
Ext Wall	**Alum**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions	**0**		

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)	

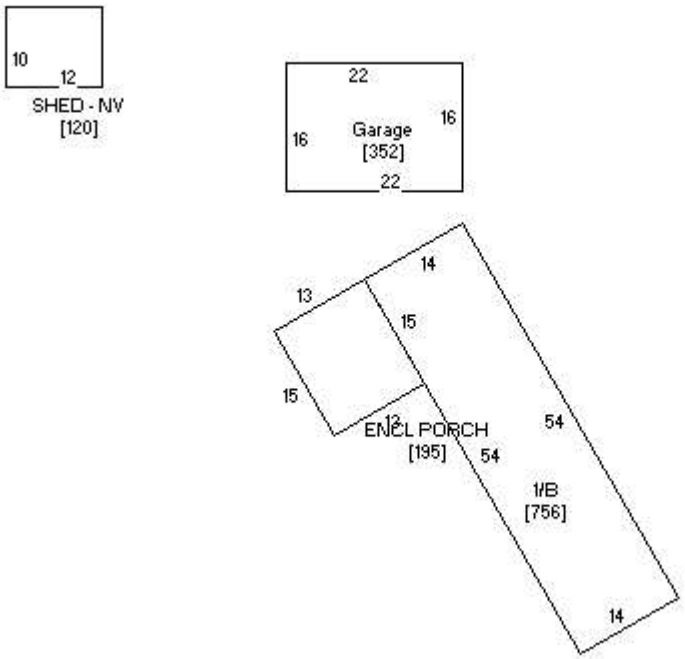
	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$43,600**			
Dwlg	**$15,800**			
Impr				
Total	**$59,400**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$43,600**	**$43,600**	**$43,600**
Dwelling	**$15,800**	**$12,100**	**$11,800**
Impr	**$0**	**$0**	**$0**
Total	**$59,400**	**$55,700**	**$55,400**

Additions	Area	Year	Garages	Area	W	L	Year
			Det Frame	**352**	**0**	**0**	**1960**

Additional Notes:

Permission to Inspect Date





Ph 1 of 6 09/09/2021

Sketch 1 of 1