Mower County Assessors Office | **08.017.0080** | **Route #: 000-000-000** | **PDF 3** | **CERTIFIED**

25475 515TH AVE, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **10.000**

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

JAMES & KAREN BENSON (D)
25475 515TH AVE
AUSTIN MN 55912-0000

Section: **17** Township: **103** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 07/29/2021**
Loc/Class: **RURAL/AG DWELLING** Tax District: **492** Entry Status: **Info From Owne**
MN Alloc/Hmstd: **200 - Agricultural *2a*/001 - Full Homestead**

Legal: 17 103 018
SW1/4 & S75FT E660FT SE1/4 NW1/4

E660FT N585FT NE1/4

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ag Lnd							3.000		0/0/0
Ag Lnd							2.500		0/0/0
Sub Total						435,600.00	10.000		
Grand Total*						435,600.00	10.000		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 3/4 Story Frame**				
Arch Style	**N/A**				
Year Built	**1925**	EYB	**1925**	EFA	**101**
Area SF	**720**	TLA	**1,661**	GLA	**1,049/612**
Ttl Rms	**8**	Ttl Bdrms	**4**		
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	**Wood Deck-174 SF/Concrete Patio-56 SF**				
Porches	**1S Frame Open-111 SF/1S Frame Open-81 SF**				
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)	

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$119,800**			
Dwlg	**$172,300**			
Impr	**$76,700**			
Total	**$368,800**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$119,800**	**$105,900**	**$105,600**
Dwelling	**$172,300**	**$142,000**	**$141,400**
Impr	**$76,700**	**$64,000**	**$67,800**
Total	**$368,800**	**$311,900**	**$314,800**

Additions	Area	Year
1 Story Frame	**308**	**1925**
1 Story Frame	**21**	**1925**

Garages	Area	W	L	Year
Det Frame	**308**	**0**	**0**	**1940**

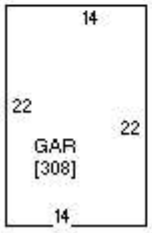
Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - 0 x 0	**9,450**	**1999**
903/908 - Lean-to - 0 x 0	**2,700**	**1999**
903/925 - Stl. Utility Bldg - 0 x 0	**864**	**1999**
903/908 - Lean-to - 0 x 0	**216**	**1999**
926/926 - Crib - 0 x 0	**500**	**1950**

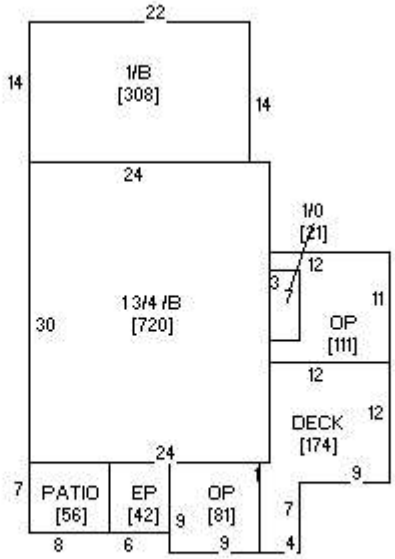
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Ag Buildings	Area	Year
922/922 - Poultry House - 0 x 0	500	1940
926/926 - Crib - GRANARY - 0 x 0	384	1940
909/909 - Barn - Dairy - 0 x 0	1,008	1940
903/910 - Milk House - 0 x 0	192	1940
903/927 - Shed - 0 x 0	80	1940
932/932 - Silo - Conc		1940
922/922 - Poultry House - 0 x 0	468	1940

Additional Notes:

Permission to Inspect Date







Ph 1 of 22 07/29/2021

Sketch 1 of 2