Mower County Assessors Office | **08.022.0091** | **Route #: 910-050-400** | **PDF 45** | **CERTIFIED**

24185 534TH AVE, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **2.590**

Current Owner/Address DBA: **FERRELLGAS** Comp ID: Map Area: **Austin Comm/Ind**

FERRELLGAS, INC (D)
ONE LIBERTY PLZ
ONE LIBERTY PLAZA
LIBERTY MO 64068-0000

Section: **22** Township: **103** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: **RB, 10/28/2011** Reviewer/Date: **MH, 09/12/2024**
Loc/Class: **RURAL/COMMERCIAL** Tax District: **492** Entry Status: **Exterior Only In**
MN Alloc/Hmstd: **300 - Commercial *3a*/000 - Non-Homestead**

Legal: 22 103 018 **2.59 AC SW1/4 SW1/4**
SW OF OLD HWY 218, BK 158-505, MINUS MTG 238-563 & DOC#498501

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ac X Rt						43,560.00	1.000	$60,000.00	0/0/0
Ac X Rt						69,260.40	1.590	$15,000.00	0/0/0
Sub Total						112,820.40	2.590		
Grand Total*						112,820.40	2.590		

*Includes all land areas

Notes

Residential Dwelling - NO BUILDING DATA

Occupancy			Base Price
Style			Basement Adjustment
Arch Style			Attic Adjustment
Year Built	EYB	EFA	No Heat Adjustment
Area SF	TLA	GLA	Central AC Adjustment
			Adjusted Base
Ttl Rms	Ttl Bdrms		Finish
Bsmt/Attic			Single Siding
Heat/AC			Exterior
Bsmt Finish 1			Fireplaces
Bsmt Finish 2			Plumbing/Appliances
Fireplace 1			Attached Garages
Fireplace 2			Basement Stall
Fireplace 3			Base Total
Fireplace 4			
Full/Half Baths	Other/Total Fixtures		Physical Value
Decks & Patios			Total Less Obsolescence
Porches			Extras
Ext Wall	Roof		Additions
Veneer 1			RCN
Veneer 2			Detached Garages
Bsmt Stalls/Total Garages	Ttl Additions		
			Total Bldg (RND)

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$83,900**			
Dwlg				
Impr	**$105,200**			
Total	**$189,100**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$83,900**	**$83,900**	**$83,900**
Dwelling	**$0**	**$0**	**$0**
Impr	**$105,200**	**$93,400**	**$92,900**
Total	**$189,100**	**$177,300**	**$176,800**

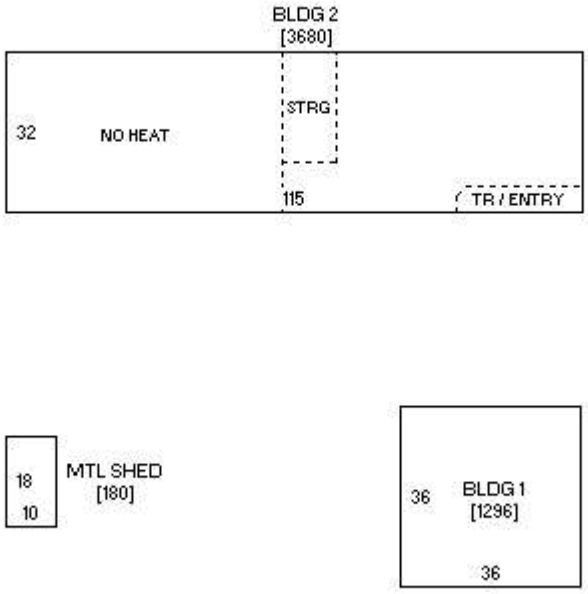
Yard Extras	Cnt	Year
Shed - W10.00 x L18.00 180 SF, Metal Shed, High Pricing	**1**	**1980**

Commercial Buildings	Area	Year
501/501 - Office - General - BLDG 1	**1,296**	**1975**
601/601 - Metal Warehouse - Rigid Stl. Fr. - BLDG 2	**3,680**	**1960**

© Vanguard Appraisals, Inc.

Additional Notes:

Permission to Inspect Date





Ph 1 of 9 09/12/2024

Sketch 1 of 1