Mower County Assessors Office | **08.022.0100** | **Route #: 000-000-000** | **PDF 3** | **CERTIFIED**

24965 540TH AVE, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **3.780**

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

LEO W & DIANE M SHEEDY (FEE) (D)
MELANIE M SHEEDY (C/D) (C)
2406 16TH AVE SW
AUSTIN MN 55912-0000

Section: **22** Township: **103** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 08/24/2021**
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: 22 103 018 **APPROX N395FT E428FT NE1/4 NE1/4; DOC#641019**
3.78AC

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						164,656.80	3.780		
Grand Total*						164,656.80	3.780		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1955**	EYB	**1955**	EFA	**71**
Area SF	**1,464**	TLA	**2,872**	GLA	**2,168/704**
Ttl Rms	**10**	Ttl Bdrms	**3**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1	**1 Masonry**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/6**		
Decks & Patios	**Concrete Patio-474 SF**				
Porches					
Ext Wall	**Stl**	Roof	**Asph / Gable**		
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)	

Permit Amt	Permit Date	Permit #	Reason	Tag
$32,500	**7/24/2023**	**7780**	**Addition to Bldg**	**R**
$26,500	**8/15/2018**	**6799**	**New Bldg**	**C**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$73,100**			
Dwlg	**$350,400**			
Impr	**$60,800**			
Total	**$484,300**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$73,100**	**$77,200**	**$77,200**
Dwelling	**$350,400**	**$311,200**	**$238,600**
Impr	**$60,800**	**$51,300**	**$52,400**
Total	**$484,300**	**$439,700**	**$368,200**

Additions	Area	Year
2 Story Frame	**704**	**2023**

Garages	Area	W	L	Year
Det Frame	**528**	**0**	**0**	**1955**
Carport Det	**380**	**0**	**0**	**2014**

Yard Extras	Cnt	Year
Shed - W14.00 x L22.00 308 SF, Fr. Shed, Low Pricing	**1**	**1955**

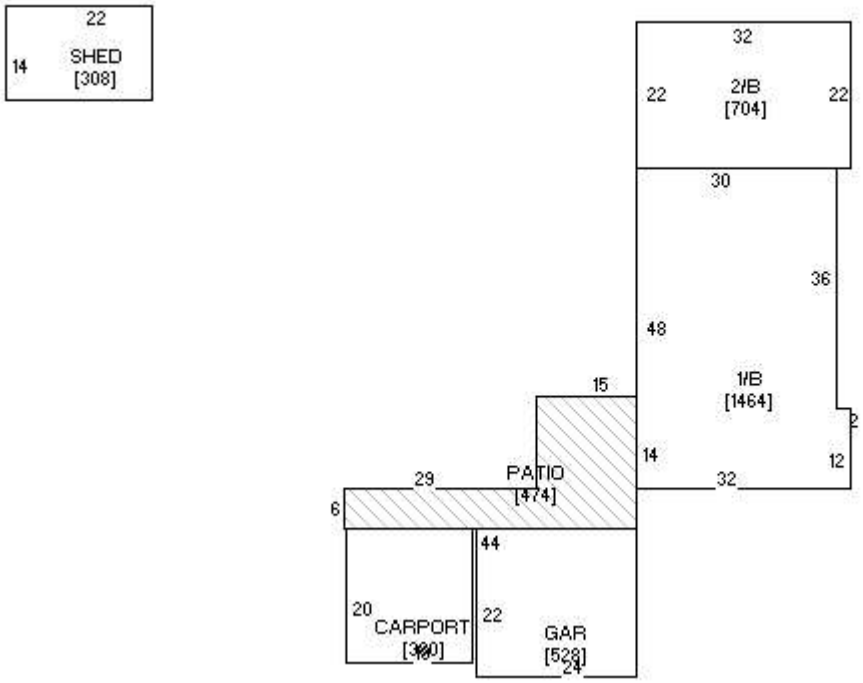
Commercial Buildings	Area	Year
605/608 - Metal Light Indust. - Rigid Stl. Fr.	**3,200**	**2008**

Ag Buildings	Area	Year
925/925 - Stl. Utility Bldg - 0 x 0	**3,200**	**2018**

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Additional Notes:

Permission to Inspect Date





Ph 1 of 20 10/09/2024

Sketch 1 of 3