Mower County Assessors Office | **08.024.0040** | **Route #: 000-000-000** | **PDF 3** | **CERTIFIED**

55743 245TH ST, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **98.000**

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

JOHN E. AKKERMAN (D)
55743 245TH ST
AUSTIN MN 55912-0000

Section: **24** Township: **103** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 08/30/2021**
Loc/Class: **RURAL/AG DWELLING** Tax District: **492** Entry Status: **Info From Owne**
MN Alloc/Hmstd: **200 - Agricultural *2a*/001 - Full Homestead**

Legal: 24 103 018
AC NW COR

W1650FT SE1/4 EXC 2

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ag Lnd							85.590		0/0/0
Ag Lnd							2.000		0/0/0
Sub Total						4,268,880.00	98.000		
Grand Total*						4,268,880.00	98.000		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1950**	EYB	**1950**	EFA	**76**
Area SF	**1,040**	TLA	**2,392**	GLA	**2,392/0**
Ttl Rms	**12**	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	**1/1**	Other/Total Fixtures	**0/8**		
Decks & Patios	**Stamped Conc Patio-452 SF**				
Porches					
Ext Wall	**Stl**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions	**3**		

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	**$989,300**			
Dwlg	**$288,600**			
Impr	**$83,400**			
Total	**$1,361,300**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$989,300**	**$980,500**	**$912,000**
Dwelling	**$288,600**	**$253,800**	**$251,700**
Impr	**$83,400**	**$47,200**	**$49,000**
Total	**$1,361,300**	**$1,281,500**	**$1,212,700**

Additions (2 of 3)	Area	Year
1 Story Frame	364	1950
1 Story Frame	364	1950

Garages	Area	W	L	Year
Att Frame	676	0	0	1950

Yard Extras	Cnt	Year
Manure pit - Quantity=0.00, Units=N/A, Height=0	1	2008
Gar (Commercial) - W16.00 x L24.00 384 SF, Frame, AVG Pricing	1	1950

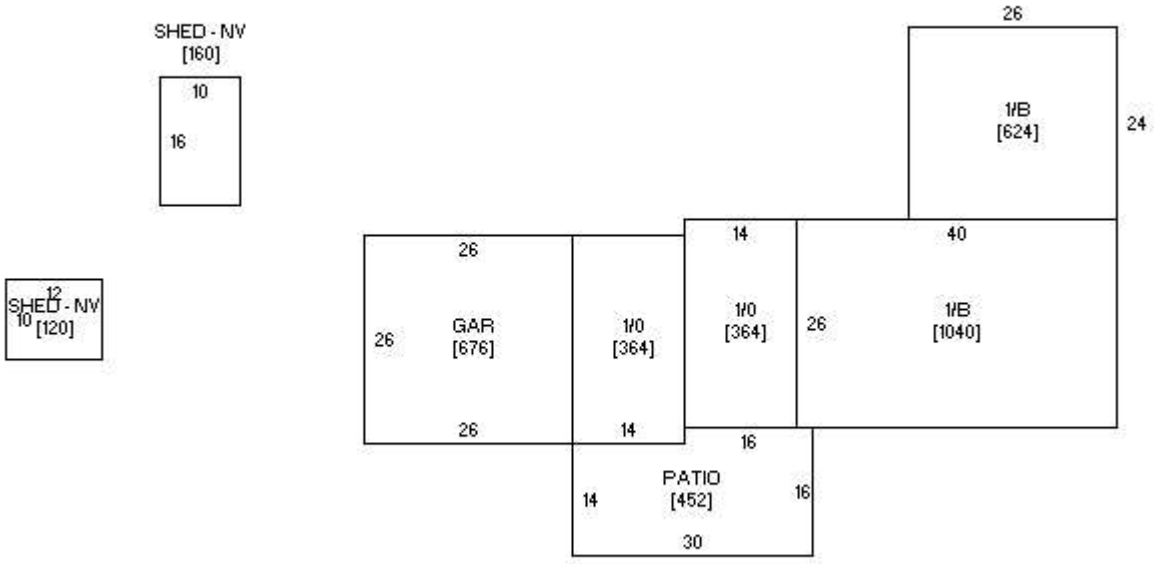
Ag Buildings	Area	Year
908/908 - Lean-to - 0 x 0	240	1950
925/925 - Stl. Utility Bldg - 0 x 0	2,560	1993

© Vanguard Appraisals, Inc.

Ag Buildings	Area	Year
924/924 - Machine or Utility Bldg - 0 x 0	1,120	1972
943/943 - Bin - Grain Storage (Bushel)		1982
943/943 - Bin - Grain Storage (Bushel)		2002
943/943 - Bin - Grain Storage (Bushel)		1978
943/943 - Bin - Grain Storage (Bushel)		1973
926/926 - Crib - GRANARY - 0 x 0	384	1953
924/924 - Machine or Utility Bldg - 0 x 0	728	1977
917/917 - Swine Finish and Farrow (Old Style) - 0 x 0	880	1954
908/908 - Lean-to - 0 x 0	280	1954
927/927 - Shed - 0 x 0	168	1960
913/913 - Barn - Pole - 0 x 0	1,560	1956
903/913 - Barn - Pole - 0 x 0	832	1977
924/924 - Machine or Utility Bldg - 0 x 0	1,560	1955

Additional Notes:

Permission to Inspect Date





Sketch 1 of 2

Ph 1 of 32 08/30/2021