Mower County Assessors Office | **08.025.0071** | **Route #: 000-000-000** | **PDF 3** | **CERTIFIED**

23173 555TH AVE, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **10.000**

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

GARY A & JANET WAGENAAR (D)
23173 555TH AVE
AUSTIN MN 55912-0000

Section: **25** Township: **103** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 08/30/2021**
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: 25 103 018
SW1/4 BK 313-13

S1146.3FT E380FT

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						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 Story Frame**				
Arch Style	**N/A**				
Year Built	**1973**	EYB	**1973**	EFA	**53**
Area SF	**1,456**	TLA	**1,750**	GLA	**1,750/0**
Ttl Rms	**16**	Ttl Bdrms	**4**	Above	**3** Below **1**
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1	**Living Qtrs. (Multi) 1312 Low**				
Bsmt Finish 2					
Fireplace 1	**1 Masonry**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/2**	Other/Total Fixtures	**0/7**		
Decks & Patios	**Wood Deck-453 SF**				
Porches	**1S Frame Open-152 SF**				
Ext Wall	**Stl**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/1**	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
$8,000	**5/24/2021**	**7346**	**Shed**	**C**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$110,000**			
Dwlg	**$323,300**			
Impr	**$28,100**			
Total	**$461,400**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$110,000**	**$107,000**	**$107,000**
Dwelling	**$323,300**	**$283,600**	**$278,200**
Impr	**$28,100**	**$18,600**	**$19,400**
Total	**$461,400**	**$409,200**	**$404,600**

Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**294**	**1973**	**Att Frame**	**528**	**0**	**0**	**1973**

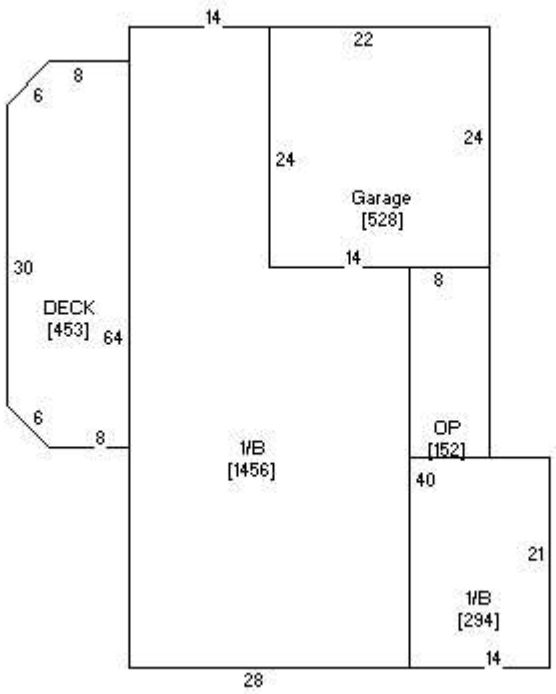
Ag Buildings	Area	Year
908/908 - Lean-to - 10X14X10 - 0 x 0	**140**	**1980**
908/908 - Lean-to - 10X14X10 - 0 x 0	**140**	**1978**
908/908 - Lean-to - 10' H - 0 x 0	**768**	**2021**
924/924 - Machine or Utility Bldg - 0 x 0	**960**	**1978**
903/908 - Lean-to - 22X50X10 - 0 x 0	**1,100**	**1978**
903/925 - Stl. Utility Bldg - 0 x 0	**1,328**	**1996**

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Ag Buildings	Area	Year
903/908 - Lean-to - 0 x 0	216	1996
913/913 - Barn - Pole - 0 x 0	11,040	1978
903/908 - Lean-to - 0 x 0	1,472	1980
908/908 - Lean-to - 16X30X10 - 0 x 0	480	1973
908/908 - Lean-to - 14X14X10 - 0 x 0	196	1980

Additional Notes:

Permission to Inspect Date





Sketch 1 of 2

Ph 1 of 19 08/30/2021