Mower County Assessors Office | **08.032.0010** | **Route #: 000-000-000** | **PDF 3** | **CERTIFIED**

3504 12TH AVE NW, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **20.000**

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

Section: **32** Township: **103** Range: **18** Block: Lot:

Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 08/19/2021**

Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **Left Card/No Re**

MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

RHODA E FRANK (D)
3504 12TH AVE NW
AUSTIN MN 55912-0000

Legal: 32 103 018
20AC

E1/2 NW1/4 SW1/4

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						871,200.00	20.000		
Grand Total*						871,200.00	20.000		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**		
Style	**2 Story Log-Pine**		
Arch Style	**N/A**		
Year Built	**1988**	EYB **1988**	EFA **38**
Area SF	**924**	TLA **2,236**	GLA **1,312/924**
Ttl Rms **18**	Ttl Bdrms **3**	Above **2**	Below **1**
Bsmt/Attic	**Full / None**		
Heat/AC	**Yes / No AC**		
Bsmt Finish 1	**Living Qtrs. W/ Walk-out 924 Avg**		
Bsmt Finish 2			
Fireplace 1	**1 Masonry**		
Fireplace 2	**1 Gas**		
Fireplace 3			
Fireplace 4			
Full/Half Baths	**0/1**	Other/Total Fixtures **1/8**	
Decks & Patios			
Porches	**1S Frame Open-384 SF/1S Frame Open-90 SF**		
Ext Wall	**Log**	Roof **Asph / Gable**	
Veneer 1	**1 Story Stone 3636 18**		
Veneer 2			
Bsmt Stalls/Total Garages	**0/3**	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	**$220,000**			
Dwlg	**$390,800**			
Impr				
Total	**$610,800**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$220,000**	**$195,700**	**$199,200**
Dwelling	**$390,800**	**$346,300**	**$340,000**
Impr	**$0**	**$0**	**$0**
Total	**$610,800**	**$542,000**	**$539,200**

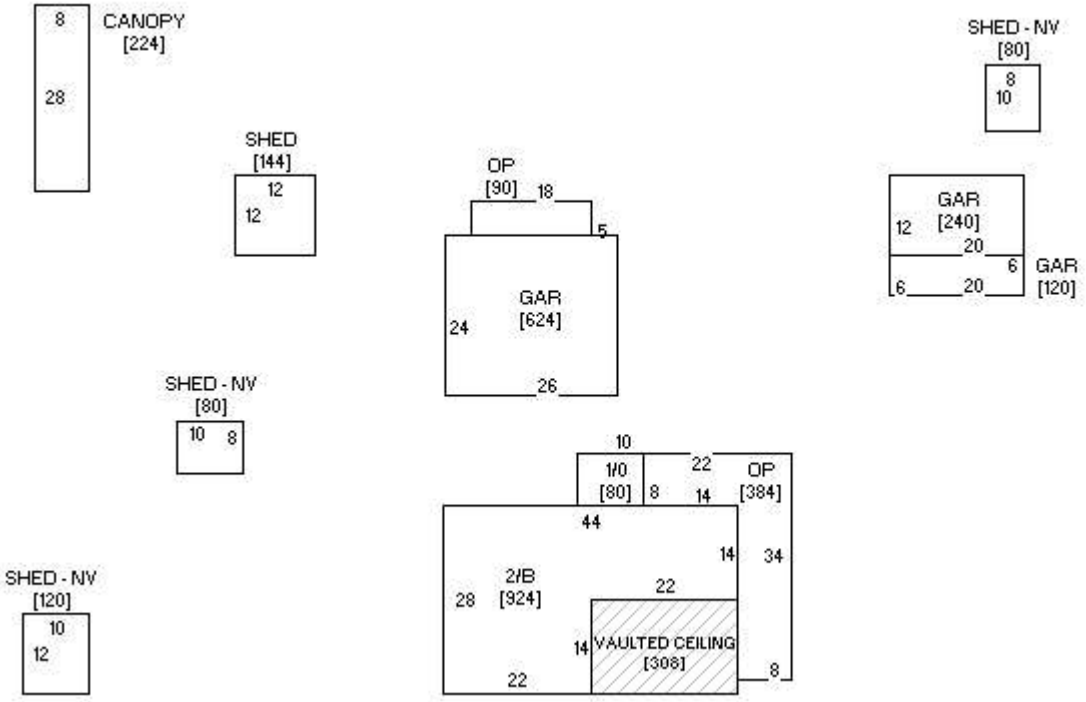
Additions	Area	Year	Garages (2 of 3)	Area	W	L	Year
1 Story Frame	**80**	**1988**	**Det Pine**	**624**	**0**	**0**	**1988**
High Ceiling-Pine	**308**	**1988**	**Det Frame**	**240**	**0**	**0**	**1988**

Yard Extras	Cnt	Year
Shed - W12.00 x L12.00 144 SF, Fr. Shed, AVG Pricing	**1**	**1988**
Canopy - 224 SF, Frame, Low Pricing	**1**	**1988**

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Additional Notes:

Permission to Inspect Date





Sketch 1 of 1

Ph 1 of 15 08/19/2021

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