Mower County Assessors Office | **08.037.0030** | **Route #: 000-000-000** | **PDF 3** | **CERTIFIED**

2803 12TH AVE NW, AUSTIN | Plat Map: | Subdivision: **UNKNOWN** | Deeded Acres: **4.800**

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

JOYCE E REYNEN (D)
2803 12TH AVE NW
AUSTIN MN 55912-0000

Section: **32** Township: **103** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 08/18/2021**
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: OUT LOTS 32 103 18 08037 OL 2 N OF RIVER, EXC E 2.2 AC,& .6 AC N1/2 SE1/4 E OF RIVER& S OF ROAD 4.8 BK 328-146 &

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						209,088.00	4.800		
Grand Total*						209,088.00	4.800		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**		
Style	**1 Story Frame**		
Arch Style	**N/A**		
Year Built	**1975**	EYB **1975**	EFA **51**
Area SF	**1,556**	TLA **1,820**	GLA **1,820/0**
Ttl Rms **16**	Ttl Bdrms **5**	Above **2**	Below **3**
Bsmt/Attic	**Full / None**		
Heat/AC	**Yes / Yes AC**		
Bsmt Finish 1	**Living Qtrs. W/ Walk-out 1167 Avg**		
Bsmt Finish 2			
Fireplace 1	**1 Masonry**		
Fireplace 2	**1 Gas**		
Fireplace 3			
Fireplace 4			
Full/Half Baths	**1/0**	Other/Total Fixtures **0/12**	
Decks & Patios	**C.Blk/Brick Patio-330 SF/C.Blk/Brick Patio-336 SF**		
Porches	**1S Frame Open-198 SF**		
Ext Wall	**Vert Wd**	Roof **Asph / Gable**	
Veneer 1	**1/2 Story Brick 2756 52**		
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)	

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$80,400**			
Dwlg	**$403,800**			
Impr				
Total	**$484,200**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$80,400**	**$85,400**	**$85,400**
Dwelling	**$403,800**	**$356,100**	**$349,600**
Impr	**$0**	**$0**	**$0**
Total	**$484,200**	**$441,500**	**$435,000**

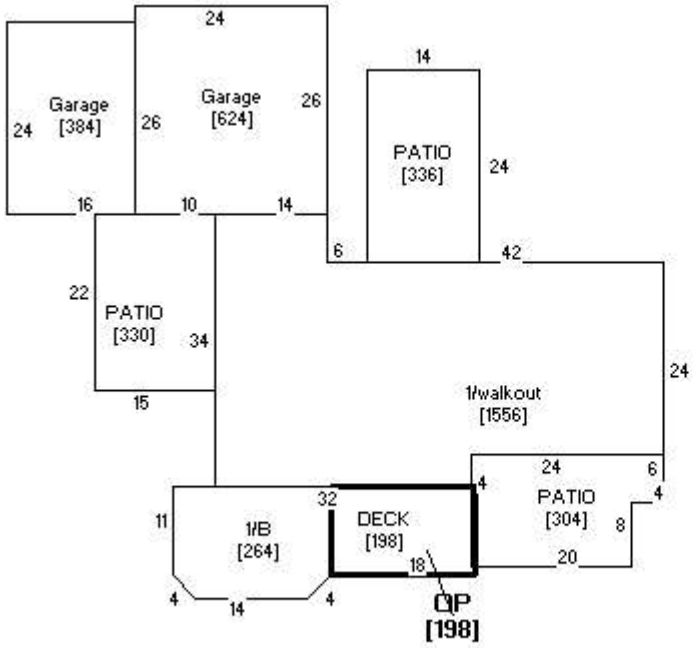
Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**264**	**2007**	**Att Frame**	**624**	**0**	**0**	**1975**
			Att Frame	**384**	**0**	**0**	**2004**

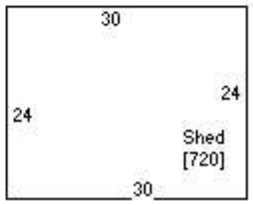
Yard Extras	Cnt	Year
Shed - W24.00 x L30.00 720 SF, Fr. Shed, AVG Pricing	**1**	**1977**

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Additional Notes:

Permission to Inspect Date







Ph 1 of 8 08/18/2021

Sketch 1 of 1

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