Mower County Assessors Office | **08.046.0020** | **Route #: 000-000-000** | **PDF 3** | **CERTIFIED**

24167 540TH AVE, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **0.572**

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

Section: Township: Range: Block: Lot:

JAMES E & SHARLENE K WESTRICK (D)
24167 540TH AVE
AUSTIN MN 55912-0000

Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 08/23/2021**

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: CEDAR DALE 2ND ADDITION 08046 OUTLOTS 1 & 2

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Site-Ex							0.572	$35,000.00	0/0/0
Sub Total						24,916.32	0.572		
Grand Total*						24,916.32	0.572		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1958**	EYB	**1958**	EFA	**68**
Area SF	**1,244**	TLA	**1,868**	GLA	**1,868/0**
Ttl Rms	**8**	Ttl Bdrms	**3**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / Yes AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1	**1 Gas**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**2/0**	Other/Total Fixtures	**0/6**		
Decks & Patios	**Concrete Patio-238 SF/Wood Deck-144 SF**				
Porches	**1S Frame Open-84 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
$0	**2/14/2024**	**7923**	**Deck/Patio**	**C**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$35,000**			
Dwlg	**$232,900**			
Impr				
Total	**$267,900**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$35,000**	**$35,000**	**$35,000**
Dwelling	**$232,900**	**$204,900**	**$203,100**
Impr	**$0**	**$0**	**$0**
Total	**$267,900**	**$239,900**	**$238,100**

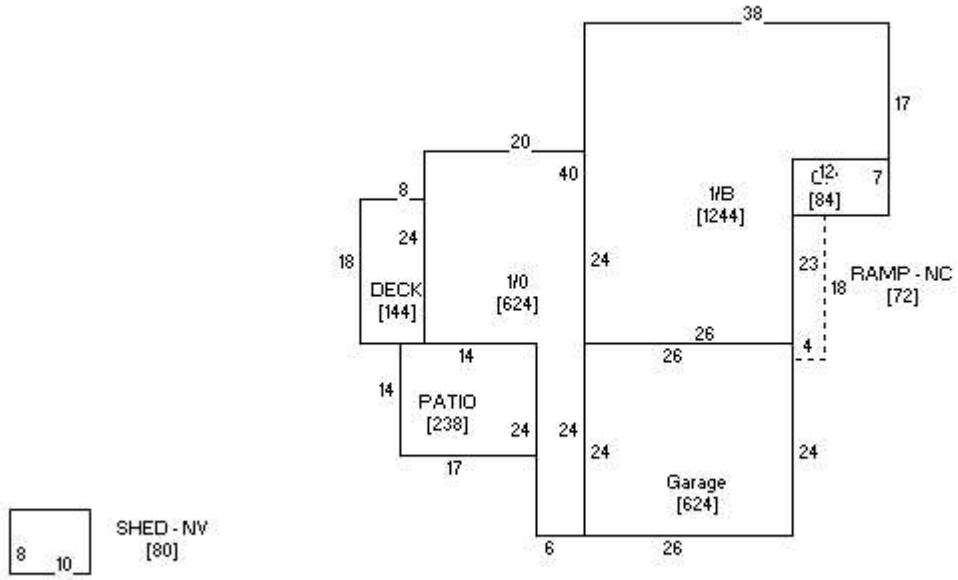
Additions	Area	Year
1 Story Frame	**624**	**1996**

Garages	Area	W	L	Year
Att Frame	**624**	**0**	**0**	**1958**

© Vanguard Appraisals, Inc.

Additional Notes:

Permission to Inspect Date





Ph 1 of 6 08/23/2021

Sketch 1 of 1