Mower County Assessors Office | **08.046.0030** | **Route #: 000-000-000** | **PDF 3** | **CERTIFIED**

24153 540TH AVE, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **0.344**

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

JESSIE & LINDSEY CHRISTIAN (D) Section: Township: Range: Block: Lot:

24153 540TH AVE Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 08/23/2021**

AUSTIN MN 55912-0000 Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **Left Card/No Re**

MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/000 - Non-Homestead**

Legal: CEDAR DALE 2ND ADDITION 08046 OUT LOT 3

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Site-Ex							0.344	$30,000.00	0/0/0
Sub Total						14,984.64	0.344		
Grand Total*						14,984.64	0.344		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1955**	EYB	**1955**	EFA	**71**
Area SF	**1,344**	TLA	**1,344**	GLA	**1,344/0**
Ttl Rms	**8**	Ttl Bdrms	**3**		
Bsmt/Attic	**Crawl / None**				
Heat/AC	**Yes / No AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1	**1 Prefab**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/3**		
Decks & Patios	**Concrete Patio-122 SF/Wood Deck-216 SF**				
Porches					
Ext Wall	**Vinyl**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions	**0**		

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)	

Sale Amt	Sale Date	Nut Code	Recording
$155,200	**08/09/2024**		**1679783**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$30,000**			
Dwlg	**$140,900**			
Impr				
Total	**$170,900**			

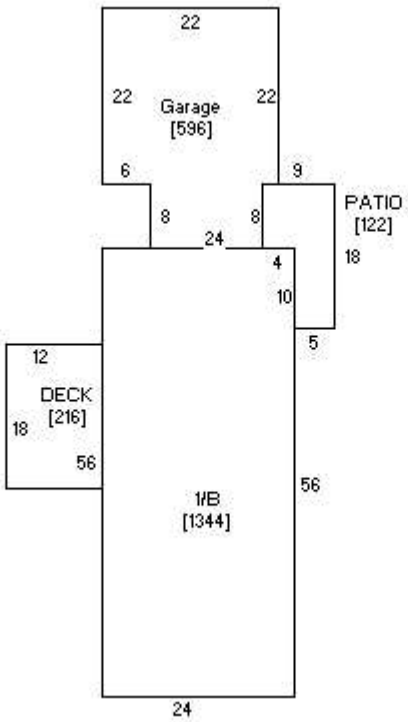
	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$30,000**	**$20,000**	**$20,000**
Dwelling	**$140,900**	**$125,100**	**$122,700**
Impr	**$0**	**$0**	**$0**
Total	**$170,900**	**$145,100**	**$142,700**

Additions	Area	Year	Garages	Area	W	L	Year
			Att Frame	**596**	**0**	**0**	**1955**

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Additional Notes:

Permission to Inspect Date





Ph 1 of 6 04/11/2022

Sketch 1 of 1