Mower County Assessors Office | **08.046.0120** | **Route #: 000-000-000** | **PDF 3** | **CERTIFIED**

23969 540TH AVE, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **0.404**

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

Section: Township: Range: Block: Lot:

GARY & CANDACE BAKKER (D)

23969 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 OUT LOT 12

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Site-Ex							0.404	$30,000.00	0/0/0
Sub Total						17,598.24	0.404		
Grand Total*						17,598.24	0.404		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**		
Style	**1 Story Frame**		
Arch Style	**N/A**		
Year Built	**1959**	EYB **1959**	EFA **67**
Area SF	**1,184**	TLA **1,366**	GLA **1,366/0**
Ttl Rms **12**	Ttl Bdrms **4**	Above **3**	Below **1**
Bsmt/Attic	**Full / None**		
Heat/AC	**Yes / Yes AC**		
Bsmt Finish 1	**Living Qtrs. W/ Walk-out 592 Avg**		
Bsmt Finish 2			
Fireplace 1	**1 Masonry**		
Fireplace 2			
Fireplace 3			
Fireplace 4			
Full/Half Baths	**1/1**	Other/Total Fixtures **0/5**	
Decks & Patios	**Vinyl/CompoDeck-180 SF/Wood Deck-224 SF**		
Porches			
Ext Wall	**Stl**	Roof **Asph / Hip**	
Veneer 1	**1/2 Story Stone 7676 76**		
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)	

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$30,000**			
Dwlg	**$253,800**			
Impr				
Total	**$283,800**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$30,000**	**$20,000**	**$20,000**
Dwelling	**$253,800**	**$217,800**	**$213,700**
Impr	**$0**	**$0**	**$0**
Total	**$283,800**	**$237,800**	**$233,700**

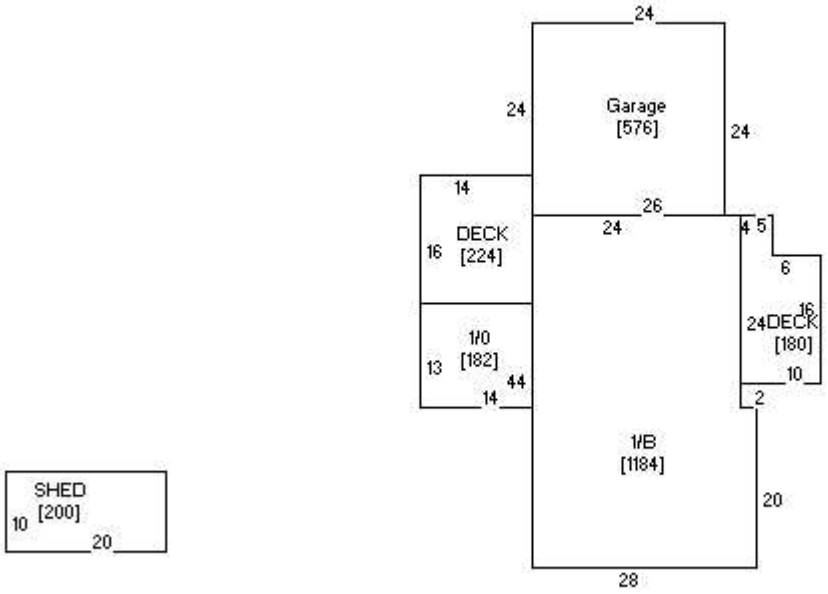
Additions	Area	Year	Garages	Area	W	L	Year
1 Story Frame	**182**	**1959**	**Att Frame**	**576**	**0**	**0**	**1959**

Yard Extras	Cnt	Year
Shed - W10.00 x L20.00 200 SF, Fr. Shed, AVG Pricing	**1**	**1987**

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Additional Notes:

Permission to Inspect Date





Ph 1 of 4 08/23/2021

Sketch 1 of 1

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