Mower County Assessors Office | **08.850.0050** | **Route #: 000-000-000** | **PDF 3** | **CERTIFIED**

3509 11TH AVE NW, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **2.530**

Current Owner/Address DBA: Comp ID: Map Area: **Turtle Cr./SS/WW**

ROBERT & STACY ROWBAL (D)
3509 11TH AVE NW
AUSTIN MN 55912-0000

Section: Township: Range: Block: Lot:
Checks/Tags: Lister/Date: Reviewer/Date: **RLT, 08/16/2021**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **INFO FROM OW**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Legal: 32-103-18 & LOT 5 BLOCK 1, TURTLE CREEK ESTATES; & ADJ 1AC S OF LOT 5 & E OF LOT 6 IN 32-103-18; DOC#T18329 & A672157 2.53AC

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
UnitSite						110,206.80	2.530		0/0/0
1.00 Unit								$100,000.00	
Sub Total						110,206.80	2.530		
Grand Total*						110,206.80	2.530		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**		
Style	**1 Story Frame**		
Arch Style	**N/A**		
Year Built	**2007**	EYB **2007**	EFA **19**
Area SF	**2,299**	TLA **2,299**	GLA **2,299/0**
Ttl Rms **18**	Ttl Bdrms **4**	Above **1**	Below **3**
Bsmt/Attic	**Full / None**		
Heat/AC	**Yes / Yes AC**		
Bsmt Finish 1	**Living Qtrs. (Multi) 1839 Avg**		
Bsmt Finish 2			
Fireplace 1	**1 Gas**		
Fireplace 2			
Fireplace 3			
Fireplace 4			
Full/Half Baths	**3/1**	Other/Total Fixtures **1/20**	
Decks & Patios	**Wood Deck-378 SF/Stamped Conc Patio-734 SF**		
Porches	**1S Frame Open-206 SF/1S Frame Screen-144 SF**		
Ext Wall	**Stl**	Roof **Asph / Hip**	
Veneer 1	**1/2 Story Sim Stone 3975 75**		
Veneer 2	**1 Story Sim Stone 2332 22**		
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
$457,500	**08/25/2014**		
$55,000	**02/20/2007**		

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$100,000**			
Dwlg	**$589,200**			
Impr				
Total	**$689,200**			

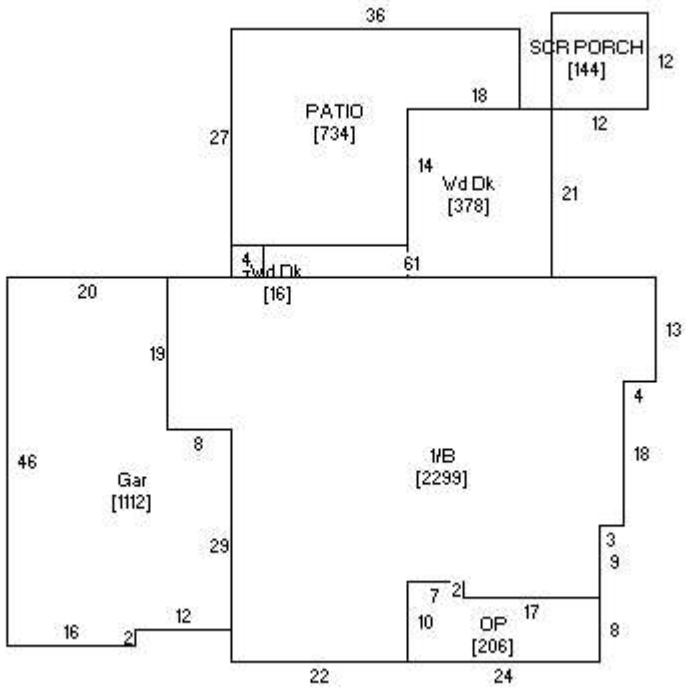
	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$100,000**	**$100,000**	**$100,000**
Dwelling	**$589,200**	**$543,300**	**$539,400**
Impr	**$0**	**$0**	**$0**
Total	**$689,200**	**$643,300**	**$639,400**

Additions	Area	Year	Garages	Area	W	L	Year
			Att Frame	**1,112**	**0**	**0**	**2007**

© Vanguard Appraisals, Inc.

Additional Notes:

Permission to Inspect Date



Sketch 1 of 1



Ph 1 of 7 08/16/2021