Mower County Assessors Office | **11.003.0090** | **Route #: 330-000-000** | **PDF 27** | **CERTIFIED**

15747 535TH AVE, AUSTIN

Current Owner/Address
MARY ANN HANSEN (D)
15747 535TH AVE
AUSTIN MN 55912-0000

DBA:

Plat Map:

Subdivision: **UNKNOWN**
Comp ID:
Section: **3** Township: **101** Range: **18** Block: Lot:
Checks/Tags: Lister/Date: **JA, 07/11/2023** Reviewer/Date: **CLL, 08/06/2018**
Loc/Class: **RURAL/RESIDENTIAL** Tax District: **492** Entry Status: **Left Card/No Re**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/001 - Full Homestead**

Deeded Acres: **4.620**
Map Area: **LYLE TWP: NEW**

Legal: 03 101 018
NW1/4

E350FT E575FT NE1/4

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 2						43,560.00	1.000	$27,000.00	
Ac x Rt 3						87,120.00	2.000	$10,000.00	
Ac x Rt 4						27,007.20	0.620	$8,000.00	
Sub Total						201,247.20	4.620		
Grand Total*						201,247.20	4.620		

*Includes all land areas

Notes

Residential Dwelling

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**2004**	EYB	**2004**	EFA	**22**
Area SF	**1,853**	TLA	**1,907**	GLA	**1,907/0**
Ttl Rms	**15**	Ttl Bdrms	**3**	Above	**1** Below **2**
Bsmt/Attic	**Full / None**				
Heat/AC	**Geo-Thermal / Yes AC**				
Bsmt Finish 1	**Living Qtrs. W/ Walk-out 1200 Avg**				
Bsmt Finish 2					
Fireplace 1	**1 Gas - Double Side**				
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/2**	Other/Total Fixtures	**0/12**		
Decks & Patios	**Wood Deck-539 SF**				
Porches	**1S Frame Open-48 SF**				
Ext Wall	**Stl**	Roof	**Asph / Gable**		
Veneer 1	**1/2 Story Brick 530 10**				
Veneer 2	**1 Story Brick 3392 32**				
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	**$79,000**			
Dwlg	**$475,200**			
Impr				
Total	**$554,200**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$79,000**	**$69,000**	**$69,000**
Dwelling	**$475,200**	**$438,200**	**$383,000**
Impr	**$0**	**$0**	**$0**
Total	**$554,200**	**$507,200**	**$452,000**

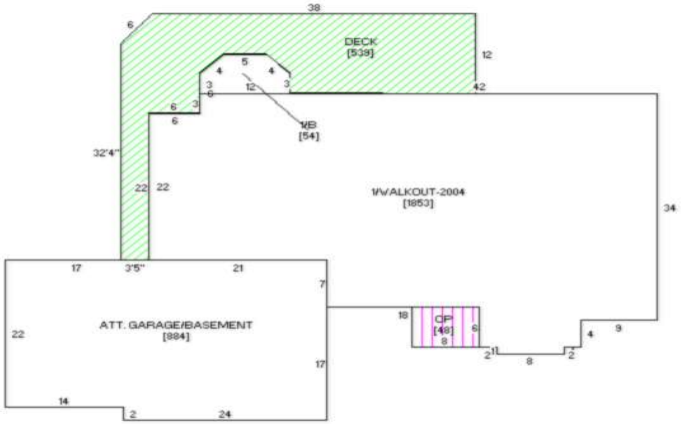
Additions	Area	Year
1 Story Frame	**54**	**2004**

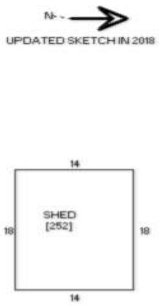
Garages	Area	W	L	Year
Att Frame w/ Bsmt	**884**	**0**	**0**	**2004**
Det Frame	**252**	**14**	**18**	**1950**

Yard Extras	Cnt	Year
Shed - W14.00 x L18.00 252 SF, Fr. Shed, AVG Pricing	**1**	**1950**

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Additional Notes:





Permission to Inspect Date



Ph 1 of 9 07/11/2023

**Sketch has been scaled to fit in this area