Mower County Assessors Office | **12.006.0020** | **Route #: 913-050-020** | **PDF 45** | **CERTIFIED**

21943 630TH AVE, AUSTIN Plat Map: Subdivision: **UNKNOWN** Deeded Acres: **88.710**

Current Owner/Address DBA: **Adventure Bound Camping Resort-Beaver Trails** Comp ID: Map Area: **TWP COMM/IND.**

ADVENTURE BOUND BT, LLC (D)
21943 630TH AVE
AUSTIN MN 55912-0000

Section: **6** Township: **102** Range: **16** Block: Lot:
Checks/Tags: Lister/Date: **CW, 09/21/2011** Reviewer/Date: **MH, 07/29/2024**
Loc/Class: **RURAL/COMMERCIAL** Tax District: **500** Entry Status: **PARTIAL INTER**
MN Alloc/Hmstd: **100 - Res 1 unit *1a* *4bb(1)*/000 - Non-Homestead**

Legal: 06 102 016
EXC 33.3 AC

NE1/4 EXC S661FT &

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Ac X Rt						43,560.00	1.000	$30,000.00	0/0/0
Ac X Rt						1,219,680.00	28.000	$12,500.00	0/0/0
Sub Total						3,864,207.60	88.710		
Grand Total*						3,864,207.60	88.710		

*Includes all land areas

Notes

Residential Dwelling (1 of 33)

Occupancy	**Single-Family / Owner Occupied**				
Style	**1 Story Frame**				
Arch Style	**N/A**				
Year Built	**1978**	EYB	**1978**	EFA	**48**
Area SF	**1,120**	TLA	**1,120**	GLA	**1,120/0**
Ttl Rms	**0**	Ttl Bdrms	**0**		
Bsmt/Attic	**Full / None**				
Heat/AC	**Yes / No AC**				
Bsmt Finish 1					
Bsmt Finish 2					
Fireplace 1					
Fireplace 2					
Fireplace 3					
Fireplace 4					
Full/Half Baths	**1/0**	Other/Total Fixtures	**0/3**		
Decks & Patios	**Wood Deck-320 SF**				
Porches					
Ext Wall	**Alum**	Roof	**Asph / Gable**		
Veneer 1					
Veneer 2					
Bsmt Stalls/Total Garages	**0/1**	Ttl Additions	**0**		

2nd Dwlg-Single-Family / Owner Occupied, 1 Story Frame, 2012, 384 SF

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
$1,025,000	**02/23/2017**		
$1,675,000	**02/23/2017**		
$1,675,000	**01/16/2007**		

Permit Amt	Permit Date	Permit #	Reason	Tag
$0	**10/12/2023**	**7849**	**Swim Pool**	**C**

	Appraised	Board of Review	State Equalized	With Exemptions
Land	**$874,700**			
Dwlg	**$120,800**			
Impr	**$2,336,300**			
Total	**$3,331,800**			

	PrYr 2025	PrYr 2024	PrYr 2023
Land	**$874,700**	**$845,400**	**$848,100**
Dwelling	**$120,800**	**$118,000**	**$118,300**
Impr	**$2,336,300**	**$1,788,500**	**$1,622,900**
Total	**$3,331,800**	**$2,751,900**	**$2,589,300**

Additions	Area	Year

Garages	Area	W	L	Year
Det Frame	**483**	**0**	**0**	**1988**

Yard Extras (5 of 30)	Cnt	Year
Y1; Paving - Asphalt - 17,000 SF, Asphalt Parking, AVG Pricing	**1**	**1995**
Y2; Porch (Commercial) - 3,883 SF, Conc Patio, AVG Pricing	**1**	**1975**
Y2; Swimming Pool (Commercial) - 800 SFWSA, Outdoor Municipal (Avg 10000 SF), Sw	**1**	**2006**
Y2; Porch (Commercial) - 2,029 SF, Conc Patio, AVG Pricing	**1**	**2006**
Y2; Shed - W11.00 x L12.00 132 SF, Fr. Shed, AVG Pricing	**1**	**1975**

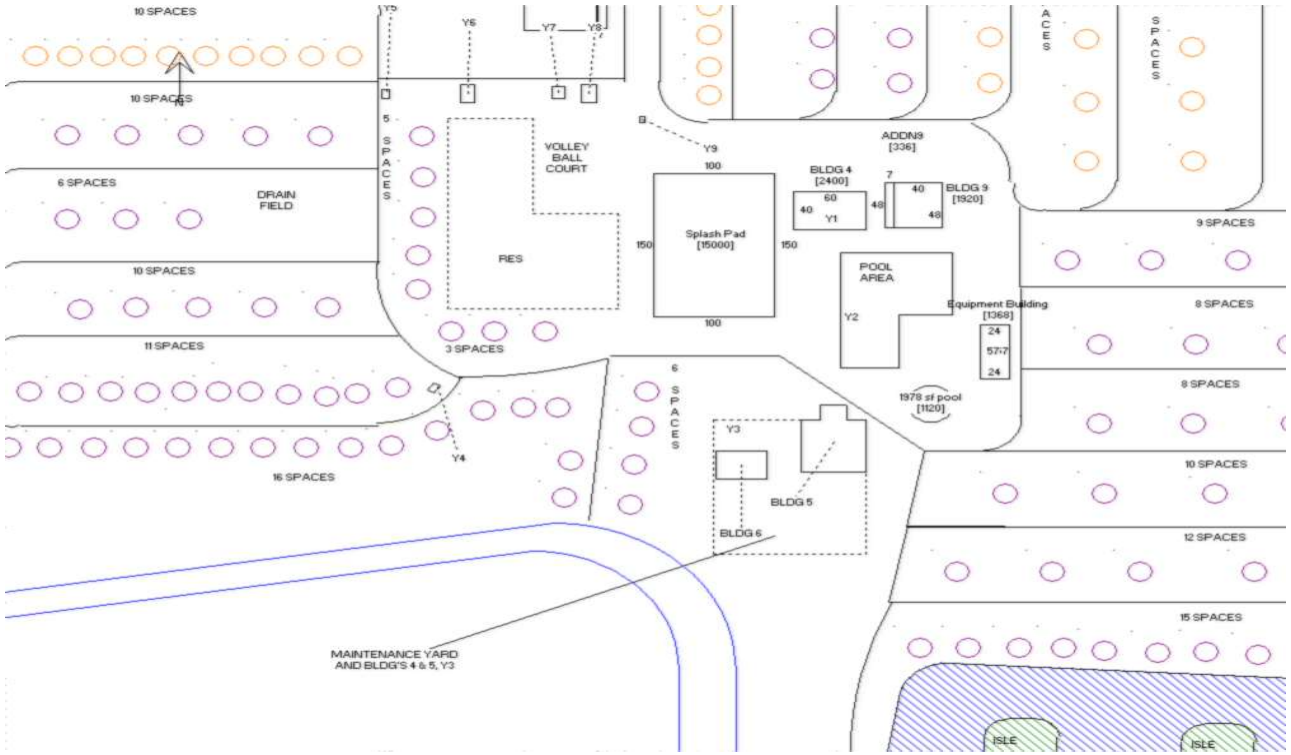
Commercial Buildings (5 of 10)	Area	Year

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703/703 - Manufactured Hm Park - 78 STATIONS FOR 103 SPACES		**1975**
703/703 - Manufactured Hm Park - 120 STATIONS FOR 166 SPACES		**1975**
703/703 - Manufactured Hm Park - 33 STATIONS FOR 33 SPACES		**1995**
713/713 - Shop - BLDG 5	**704**	**1950**
713/713 - Shop - BLDG 6	**1,260**	**1975**

Additional Notes:

Permission to Inspect Date





Ph 1 of 63 11/05/2024

**Sketch has been scaled to fit in this area

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