



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/11/2025 6:23:41 PM

| General Details                        |   |                            |                  |                         |                 |                 |                     |
|--|---|----------------------------|------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                             | 090-0030-04190                                    |                            |                  |                         |                 |                 |                     |
| Document:                              | Abstract - 01443439                               |                            |                  |                         |                 |                 |                     |
| Document Date:                         | 05/11/2022  |                            |                  |                         |                 |                 |                     |
| Legal Description Details              |   |                            |                  |                         |                 |                 |                     |
| Plat Name:                             | VIRGINIA 2ND ADDITION                             |                            |                  |                         |                 |                 |                     |
| Section                                | Township  | Range                      | Lot              | Block                   |                 |                 |                     |
| -                                      | -   | -                          | -                | 090                     |                 |                 |                     |
| Description:                           | LOTS 8 AND 9                                      |                            |                  |                         |                 |                 |                     |
| Taxpayer Details                       |   |                            |                  |                         |                 |                 |                     |
| Taxpayer Name                          | CHAMPA CRAIG H                                    |                            |                  |                         |                 |                 |                     |
| and Address:                           | 416 6TH ST S                                      |                            |                  |                         |                 |                 |                     |
|  | VIRGINIA MN 55792                                 |                            |                  |                         |                 |                 |                     |
| Owner Details                          |   |                            |                  |                         |                 |                 |                     |
| Owner Name                             | CHAMPA CRAIG H                                    |                            |                  |                         |                 |                 |                     |
| Payable 2025 Tax Summary               |   |                            |                  |                         |                 |                 |                     |
|  | 2025 - Net Tax                                    |                            |                  |                         |                 |                 | \$992.00            |
|  | 2025 - Special Assessments                        |                            |                  |                         |                 |                 | \$0.00              |
|  | <b>2025 - Total Tax &amp; Special Assessments</b> |                            |                  |                         |                 |                 | <b>\$992.00</b>     |
| Current Tax Due (as of 5/10/2025)      |   |                            |                  |                         |                 |                 |                     |
| Due May 15                             |   | Due October 15             |                  |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                    | \$496.00  | 2025 - 2nd Half Tax        | \$496.00         | 2025 - 1st Half Tax Due | \$496.00        |                 |                     |
| 2025 - 1st Half Tax Paid               | \$0.00  | 2025 - 2nd Half Tax Paid   | \$0.00           | 2025 - 2nd Half Tax Due | \$496.00        |                 |                     |
| <b>2025 - 1st Half Due</b>             | <b>\$496.00</b>                                   | <b>2025 - 2nd Half Due</b> | <b>\$496.00</b>  | <b>2025 - Total Due</b> | <b>\$992.00</b> |                 |                     |
| Parcel Details                         |   |                            |                  |                         |                 |                 |                     |
| Property Address:                      | 416 6TH ST S, VIRGINIA MN                         |                            |                  |                         |                 |                 |                     |
| School District:                       | 2909  |                            |                  |                         |                 |                 |                     |
| Tax Increment District:                | -   |                            |                  |                         |                 |                 |                     |
| Property/Homesteader:                  | CHAMPA, CRAIG H                                   |                            |                  |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026) |   |                            |                  |                         |                 |                 |                     |
| Class Code<br>(Legend)                 | Homestead<br>Status                               | Land<br>EMV                | Bldg<br>EMV      | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 201                                    | 1 - Owner Homestead<br>(100.00% total)            | \$6,500                    | \$111,100        | \$117,600               | \$0             | \$0             | -                   |
| <b>Total:</b>                          |   | <b>\$6,500</b>             | <b>\$111,100</b> | <b>\$117,600</b>        | <b>\$0</b>      | <b>\$0</b>      | <b>816</b>          |



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## Land Details

|                               |        |
|-------------------------------|--------|
| <b>Deeded Acres:</b>          | 0.00   |
| <b>Waterfront:</b>            | -      |
| <b>Water Front Feet:</b>      | 0.00   |
| <b>Water Code &amp; Desc:</b> | -      |
| <b>Gas Code &amp; Desc:</b>   | -      |
| <b>Sewer Code &amp; Desc:</b> | -      |
| <b>Lot Width:</b>             | 50.00  |
| <b>Lot Depth:</b>             | 120.00 |

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish               | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-------------------------------|--------------------|
| HOUSE            | 1906       | 1,012                      | 2,277                      | U Quality / 0 Ft <sup>2</sup> | DVA - DUP VIRG     |

  

| Segment | Story | Width | Length | Area  | Foundation     |
|---------|-------|-------|--------|-------|----------------|
| BAS     | 2.2   | 23    | 44     | 1,012 | BASEMENT       |
| CN      | 1     | 6     | 7      | 42    | POST ON GROUND |
| DK      | 1     | 0     | 0      | 283   | POST ON GROUND |
| DK      | 1     | 6     | 7      | 42    | POST ON GROUND |
| DK      | 1     | 6     | 20     | 120   | CANTILEVER     |
| DK      | 1     | 8     | 10     | 80    | CANTILEVER     |
| DK      | 1     | 8     | 11     | 88    | POST ON GROUND |

  

| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC         |
|------------|---------------|------------|-----------------|--------------|
| 1.75 BATHS | 6 BEDROOM     | 12 ROOMS   | 0               | CENTRAL, GAS |

## Improvement 2 Details (DET GARAGE)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1984       | 768                        | 768                        | -               | DETACHED           |

  

| Segment | Story | Width | Length | Area | Foundation    |
|---------|-------|-------|--------|------|---------------|
| BAS     | 1     | 24    | 32     | 768  | FLOATING SLAB |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 05/2022   | \$88,000       | 249031     |
| 10/2005   | \$70,000       | 168151     |
| 10/1995   | \$68,000       | 106601     |

## Assessment History

| Year              | Class Code (Legend) | Land EMV       | Bldg EMV         | Total EMV        | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|---------------------|----------------|------------------|------------------|--------------|--------------|------------------|
| 2024 Payable 2025 | 201                 | \$5,700        | \$103,700        | \$109,400        | \$0          | \$0          | -                |
|                   | <b>Total</b>        | <b>\$5,700</b> | <b>\$103,700</b> | <b>\$109,400</b> | <b>\$0</b>   | <b>\$0</b>   | <b>727.00</b>    |
| 2023 Payable 2024 | 201                 | \$5,300        | \$95,500         | \$100,800        | \$0          | \$0          | -                |
|                   | <b>Total</b>        | <b>\$5,300</b> | <b>\$95,500</b>  | <b>\$100,800</b> | <b>\$0</b>   | <b>\$0</b>   | <b>726.00</b>    |
| 2022 Payable 2023 | 201                 | \$5,000        | \$87,900         | \$92,900         | \$0          | \$0          | -                |
|                   | <b>Total</b>        | <b>\$5,000</b> | <b>\$87,900</b>  | <b>\$92,900</b>  | <b>\$0</b>   | <b>\$0</b>   | <b>640.00</b>    |



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|                   |              |                |                 |                 |            |            |               |
|-------------------|--------------|----------------|-----------------|-----------------|------------|------------|---------------|
| 2021 Payable 2022 | 204          | \$4,400        | \$75,900        | \$80,300        | \$0        | \$0        | -             |
|                   | <b>Total</b> | <b>\$4,400</b> | <b>\$75,900</b> | <b>\$80,300</b> | <b>\$0</b> | <b>\$0</b> | <b>803.00</b> |

## Tax Detail History

| Tax Year | Tax        | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024     | \$1,242.00 | \$0.00              | \$1,242.00                      | \$3,819         | \$68,813            | \$72,632         |
| 2023     | \$1,026.00 | \$0.00              | \$1,026.00                      | \$3,446         | \$60,575            | \$64,021         |
| 2022     | \$1,728.00 | \$0.00              | \$1,728.00                      | \$4,400         | \$75,900            | \$80,300         |

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