



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:10:34 AM

General Details							
Parcel ID:	090-0050-00880						
Document:	Abstract - 01226099						
Document Date:	09/03/2013						
Legal Description Details							
Plat Name:	ANDERSONS 2ND ADDITION TO VIRGINIA						
Section	Township	Range	Lot	Block			
-	-	-	-	010			
Description:	W1/2 OF LOT 2 AND ALL OF LOT 3 BLK 10						
Taxpayer Details							
Taxpayer Name	KOCJANCICH ROSEANNE						
and Address:	406 10TH STREET SOUTH VIRGINIA MN 55792						
Owner Details							
Owner Name	KOCJANCICH ROSEANNE						
Payable 2025 Tax Summary							
2025 - Net Tax				\$362.00			
2025 - Special Assessments				\$0.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$362.00</b>			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$181.00	2025 - 2nd Half Tax	\$181.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$181.00	2025 - 2nd Half Tax Paid	\$181.00	2025 - 2nd Half Tax Due	\$0.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	406 10TH ST S, VIRGINIA MN						
School District:	2909						
Tax Increment District:	-						
Property/Homesteader:	KOCJANCKH, ROSANNE						
Assessment Details (2025 Payable 2026)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
201	1 - Owner Homestead (100.00% total)	\$4,900	\$77,800	\$82,700	\$0	\$0	-
<b>Total:</b>		<b>\$4,900</b>	<b>\$77,800</b>	<b>\$82,700</b>	<b>\$0</b>	<b>\$0</b>	<b>496</b>



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## Land Details

**Deeded Acres:** 0.00  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**Water Code & Desc:** -  
**Gas Code & Desc:** -  
**Sewer Code & Desc:** -  
**Lot Width:** 37.50  
**Lot Depth:** 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 (406 S 10TH)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1921	977	977	U Quality / 0 Ft <sup>2</sup>	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	1	11	11	BASEMENT
BAS	1	6	11	66	FOUNDATION
BAS	1	25	36	900	BASEMENT
CN	1	5	7	35	FOUNDATION
CW	1	8	25	200	FOUNDATION
DK	1	4	6	24	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.25 BATHS	1 BEDROOM	5 ROOMS	0	CENTRAL, GAS	

## Improvement 2 Details (ST W/DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	16	160	FLOATING SLAB
OPX	0	4	16	64	FLOATING SLAB

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2013	\$50,000	203492

## 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	\$4,300	\$72,600	\$76,900	\$0	\$0	-
	Total	\$4,300	\$72,600	\$76,900	\$0	\$0	461.00
2023 Payable 2024	201	\$4,000	\$61,900	\$65,900	\$0	\$0	-
	Total	\$4,000	\$61,900	\$65,900	\$0	\$0	395.00
2022 Payable 2023	201	\$3,800	\$56,900	\$60,700	\$0	\$0	-
	Total	\$3,800	\$56,900	\$60,700	\$0	\$0	364.00
2021 Payable 2022	201	\$3,300	\$49,100	\$52,400	\$0	\$0	-
	Total	\$3,300	\$49,100	\$52,400	\$0	\$0	314.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$544.00	\$0.00	\$544.00	\$2,400	\$37,140	\$39,540
2023	\$458.00	\$0.00	\$458.00	\$2,280	\$34,140	\$36,420
2022	\$392.00	\$0.00	\$392.00	\$1,980	\$29,460	\$31,440

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