



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 2:07:52 PM

| General Details                                   |   |                            |               |                                |
|---|---|----------------------------|---------------|--------------------------------|
| Parcel ID:  | 175-0071-05131  |                            |               |                                |
| Document:   | Abstract - 01516177   |                            |               |                                |
| Document Date:                                    | 07/25/2025  |                            |               |                                |
| Legal Description Details                         |   |                            |               |                                |
| Plat Name:  | MT IRON   |                            |               |                                |
| Section   | Township  | Range                      | Lot           | Block                          |
| 34  | 58  | 18                         | -             | -                              |
| Description:                                      | That part of the East 100 feet of SW1/4 of SW1/4 AND SE1/4 of SW1/4, lying Northerly AND Westerly of the following described line: Commencing at the Northwest corner of said SE1/4 of SW1/4; thence S89deg45'18"W, assigned bearing, along the north line of said SW1/4 of SW1/4, a distance of 100.07 feet to intersect the west line of the East 100 feet of SW1/4 of SW1/4; thence S02deg22'48"E, along said west line, a distance of 1251.42 feet to the Point of Beginning of the line to be described; thence S87deg29'53"E, a distance of 510 feet; thence N05deg06'36"W, a distance of 278.44 feet; thence S89deg43'29"E, a distance of 917.72 feet to the east line of SE1/4 of SW1/4 and there terminating, EXCEPT that part of SE1/4 of SW1/4, described as follows: Commencing at the Northwest corner of said SE1/4 of SW1/4; thence N89deg45'18"E, assigned bearing, along the north line of said SE1/4 of SW1/4, a distance of 806.75 feet to the Point of Beginning; thence S01deg06'10"E, a distance of 1001.21 feet; thence S89deg43'29"E, a distance of 528.32 feet to the east line of said SE1/4 of SW1/4; thence N01deg48'54"W, along said east line, a distance of 1006.27 feet to the Northeast corner of said SE1/4 of SW1/4; thence S89deg45'18"W, along north line of said SE1/4 of SW1/4, a distance of 515.74 feet to the Point of Beginning. |                            |               |                                |
| Taxpayer Details                                  |   |                            |               |                                |
| Taxpayer Name                                     | HEDLEY TRAVIS & BRITTANY  |                            |               |                                |
| and Address:                                      | 8860 HWY 101<br>IRON MN 55751   |                            |               |                                |
| Owner Details                                     |   |                            |               |                                |
| Owner Name  | HEDLEY BRITTANY   |                            |               |                                |
| Owner Name  | HEDLEY TRAVIS   |                            |               |                                |
| Payable 2025 Tax Summary                          |   |                            |               |                                |
| 2025 - Net Tax                                    |   | \$7,396.00                 |               |                                |
| 2025 - Special Assessments                        |   | \$0.00                     |               |                                |
| <b>2025 - Total Tax &amp; Special Assessments</b> |   | <b>\$7,396.00</b>          |               |                                |
| Current Tax Due (as of 12/13/2025)                |   |                            |               |                                |
| Due May 15  |   | Due October 15             |               | Total Due                      |
| 2025 - 1st Half Tax                               | \$3,698.00  | 2025 - 2nd Half Tax        | \$3,698.00    | 2025 - 1st Half Tax Due \$0.00 |
| 2025 - 1st Half Tax Paid                          | \$3,698.00  | 2025 - 2nd Half Tax Paid   | \$3,698.00    | 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 \$0.00</b> |
| Parcel Details                                    |   |                            |               |                                |
| Property Address:                                 | 8860 HWY 101, IRON MN   |                            |               |                                |
| School District:                                  | 712   |                            |               |                                |
| Tax Increment District:                           | -   |                            |               |                                |
| Property/Homesteader:                             | GARRET J & SARAH E BENZ   |                            |               |                                |



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| Assessment Details (2025 Payable 2026) |  |          |           |           |              |              |                  |
|--|--|----------|-----------|-----------|--------------|--------------|------------------|
| Class Code<br>(Legend)                 | Homestead Status                       | Land EMV | Bldg EMV  | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 201                                    | 1 - Owner Homestead<br>(100.00% total) | \$40,300 | \$625,600 | \$665,900 | \$0          | \$0          | -                |
| 111                                    | 0 - Non Homestead                      | \$12,800 | \$0       | \$12,800  | \$0          | \$0          | -                |
| Total:                                 |  | \$53,100 | \$625,600 | \$678,700 | \$0          | \$0          | 7202             |

## Land Details

|                    |                             |
|--------------------|-----------------------------|
| Deeded Acres:      | 19.08                       |
| Waterfront:        | -                           |
| Water Front Feet:  | 0.00                        |
| Water Code & Desc: | W - DRILLED WELL            |
| Gas Code & Desc:   | -                           |
| Sewer Code & Desc: | S - ON-SITE SANITARY SYSTEM |
| Lot Width:         | 0.00                        |
| Lot Depth:         | 0.00                        |

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 (RES)

| Improvement Type   | Year Built    | Main Floor Ft ² |        | Gross Area Ft ² | Basement Finish         | Style Code & Desc. |         |       |       |        |      |            |  |     |   |    |    |       |                  |  |    |   |   |   |    |                    |  |    |   |    |   |    |                    |  |    |   |    |    |     |                    |  |    |   |    |    |     |                    |  |
|--|---------------|-----------------|--------|-----------------|-------------------------|--------------------|---------|-------|-------|--------|------|------------|--|-----|---|----|----|-------|------------------|--|----|---|---|---|----|--------------------|--|----|---|----|---|----|--------------------|--|----|---|----|----|-----|--------------------|--|----|---|----|----|-----|--------------------|--|
| HOUSE  | 2014          | 2,584           |        | 2,584           | AVG Quality / 2067 Ft ² | 1S - 1 STORY       |         |       |       |        |      |            |  |     |   |    |    |       |                  |  |    |   |   |   |    |                    |  |    |   |    |   |    |                    |  |    |   |    |    |     |                    |  |    |   |    |    |     |                    |  |
| <table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th colspan="2">Foundation</th></tr><tr><td>BAS</td><td>1</td><td>34</td><td>76</td><td>2,584</td><td colspan="2">WALKOUT BASEMENT</td></tr><tr><td>DK</td><td>1</td><td>6</td><td>6</td><td>36</td><td colspan="2">PIERS AND FOOTINGS</td></tr><tr><td>DK</td><td>1</td><td>11</td><td>6</td><td>66</td><td colspan="2">PIERS AND FOOTINGS</td></tr><tr><td>DK</td><td>1</td><td>16</td><td>24</td><td>384</td><td colspan="2">PIERS AND FOOTINGS</td></tr><tr><td>OP</td><td>1</td><td>10</td><td>64</td><td>640</td><td colspan="2">PIERS AND FOOTINGS</td></tr></table> |               |                 |        |                 |                         |                    | Segment | Story | Width | Length | Area | Foundation |  | BAS | 1 | 34 | 76 | 2,584 | WALKOUT BASEMENT |  | DK | 1 | 6 | 6 | 36 | PIERS AND FOOTINGS |  | DK | 1 | 11 | 6 | 66 | PIERS AND FOOTINGS |  | DK | 1 | 16 | 24 | 384 | PIERS AND FOOTINGS |  | OP | 1 | 10 | 64 | 640 | PIERS AND FOOTINGS |  |
| Segment  | Story         | Width           | Length | Area            | Foundation              |                    |         |       |       |        |      |            |  |     |   |    |    |       |                  |  |    |   |   |   |    |                    |  |    |   |    |   |    |                    |  |    |   |    |    |     |                    |  |    |   |    |    |     |                    |  |
| BAS  | 1             | 34              | 76     | 2,584           | WALKOUT BASEMENT        |                    |         |       |       |        |      |            |  |     |   |    |    |       |                  |  |    |   |   |   |    |                    |  |    |   |    |   |    |                    |  |    |   |    |    |     |                    |  |    |   |    |    |     |                    |  |
| DK   | 1             | 6               | 6      | 36              | PIERS AND FOOTINGS      |                    |         |       |       |        |      |            |  |     |   |    |    |       |                  |  |    |   |   |   |    |                    |  |    |   |    |   |    |                    |  |    |   |    |    |     |                    |  |    |   |    |    |     |                    |  |
| DK   | 1             | 11              | 6      | 66              | PIERS AND FOOTINGS      |                    |         |       |       |        |      |            |  |     |   |    |    |       |                  |  |    |   |   |   |    |                    |  |    |   |    |   |    |                    |  |    |   |    |    |     |                    |  |    |   |    |    |     |                    |  |
| DK   | 1             | 16              | 24     | 384             | PIERS AND FOOTINGS      |                    |         |       |       |        |      |            |  |     |   |    |    |       |                  |  |    |   |   |   |    |                    |  |    |   |    |   |    |                    |  |    |   |    |    |     |                    |  |    |   |    |    |     |                    |  |
| OP   | 1             | 10              | 64     | 640             | PIERS AND FOOTINGS      |                    |         |       |       |        |      |            |  |     |   |    |    |       |                  |  |    |   |   |   |    |                    |  |    |   |    |   |    |                    |  |    |   |    |    |     |                    |  |    |   |    |    |     |                    |  |
| Bath Count   | Bedroom Count | Room Count      |        | Fireplace Count | HVAC                    |                    |         |       |       |        |      |            |  |     |   |    |    |       |                  |  |    |   |   |   |    |                    |  |    |   |    |   |    |                    |  |    |   |    |    |     |                    |  |    |   |    |    |     |                    |  |
| 2.5 BATHS  | 4 BEDROOMS    | -               |        | 0               | C&AC&EXCH, PROPANE      |                    |         |       |       |        |      |            |  |     |   |    |    |       |                  |  |    |   |   |   |    |                    |  |    |   |    |   |    |                    |  |    |   |    |    |     |                    |  |    |   |    |    |     |                    |  |

## Improvement 2 Details (PATIO)

| Improvement Type | Year Built | Main Floor Ft ² |        | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|-----------------|--------|-----------------|-----------------|--------------------|
|                  | 0          | 924             |        | 924             | -               | ST - STAMPDSLAB    |
| Segment          | Story      | Width           | Length | Area            | Foundation      |                    |
| BAS              | 0          | 0               | 0      | 924             | -               |                    |

## Improvement 3 Details (40X60 DG)

| Improvement Type  | Year Built | Main Floor Ft ² |        | Gross Area Ft ² | Basement Finish | Style Code & Desc. |         |       |       |        |      |            |     |   |    |    |       |   |     |   |    |    |     |   |
|---|------------|-----------------|--------|-----------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|----|-------|---|-----|---|----|----|-----|---|
| GARAGE  | 2014       | 2,400           |        | 3,200           | -               | DETACHED           |         |       |       |        |      |            |     |   |    |    |       |   |     |   |    |    |     |   |
| <div><div></div><table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1</td><td>40</td><td>40</td><td>1,600</td><td>-</td></tr><tr><td>BAS</td><td>2</td><td>20</td><td>40</td><td>800</td><td>-</td></tr></table></div> |            |                 |        |                 |                 |                    | Segment | Story | Width | Length | Area | Foundation | BAS | 1 | 40 | 40 | 1,600 | - | BAS | 2 | 20 | 40 | 800 | - |
| Segment   | Story      | Width           | Length | Area            | Foundation      |                    |         |       |       |        |      |            |     |   |    |    |       |   |     |   |    |    |     |   |
| BAS   | 1          | 40              | 40     | 1,600           | -               |                    |         |       |       |        |      |            |     |   |    |    |       |   |     |   |    |    |     |   |
| BAS   | 2          | 20              | 40     | 800             | -               |                    |         |       |       |        |      |            |     |   |    |    |       |   |     |   |    |    |     |   |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 07/2025   | \$649,000      | 270191     |
| 06/2009   | \$66,515       | 186228     |
| 07/2008   | \$65,000       | 182980     |



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| Assessment History |                        |                     |                                 |                 |                     |                  |                  |
|--------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Year               | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025  | 201                    | \$69,100            | \$552,700                       | \$621,800       | \$0                 | \$0              | -                |
|                    | 111                    | \$12,800            | \$0                             | \$12,800        | \$0                 | \$0              | -                |
|                    | Total                  | \$81,900            | \$552,700                       | \$634,600       | \$0                 | \$0              | 6,651.00         |
| 2023 Payable 2024  | 201                    | \$69,100            | \$574,300                       | \$643,400       | \$0                 | \$0              | -                |
|                    | 111                    | \$12,800            | \$0                             | \$12,800        | \$0                 | \$0              | -                |
|                    | Total                  | \$81,900            | \$574,300                       | \$656,200       | \$0                 | \$0              | 6,921.00         |
| 2022 Payable 2023  | 201                    | \$69,100            | \$530,500                       | \$599,600       | \$0                 | \$0              | -                |
|                    | 111                    | \$12,800            | \$0                             | \$12,800        | \$0                 | \$0              | -                |
|                    | Total                  | \$81,900            | \$530,500                       | \$612,400       | \$0                 | \$0              | 6,373.00         |
| 2021 Payable 2022  | 201                    | \$27,400            | \$459,200                       | \$486,600       | \$0                 | \$0              | -                |
|                    | 111                    | \$8,500             | \$0                             | \$8,500         | \$0                 | \$0              | -                |
|                    | Total                  | \$35,900            | \$459,200                       | \$495,100       | \$0                 | \$0              | 4,951.00         |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$7,386.00             | \$0.00              | \$7,386.00                      | \$81,900        | \$574,300           | \$656,200        |                  |
| 2023               | \$7,066.00             | \$0.00              | \$7,066.00                      | \$81,900        | \$530,500           | \$612,400        |                  |
| 2022               | \$6,206.00             | \$0.00              | \$6,206.00                      | \$35,900        | \$459,200           | \$495,100        |                  |

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