



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/2/2025 10:10:30 PM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 185-0070-00200 | | | | | | |
| Document: | Torrens - 1047011.0 | | | | | | |
| Document Date: | 09/16/2021 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | PROCTOR CENTRAL DIVISION | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | 002 | | | |
| Description: | LOTS 1 AND 2 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | GORHAM MELANIE | | | | | | |
| and Address: | 39 OAK ST PROCTOR MN 55810 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | GORHAM JAY PAUL | | | | | | |
| Owner Name | WRZESIEN JULIE ANN | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$2,779.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$2,808.00 | | | |
| Current Tax Due (as of 5/1/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,404.00 | 2025 - 2nd Half Tax | \$1,404.00 | 2025 - 1st Half Tax Due | \$1,404.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$1,404.00 | | |
| 2025 - 1st Half Due | \$1,404.00 | 2025 - 2nd Half Due | \$1,404.00 | 2025 - Total Due | \$2,808.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 39 OAK ST, PROCTOR MN | | | | | | |
| School District: | 704 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | GORHAM, MELANIE L | | | | | | |
| 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) | \$16,000 | \$223,400 | \$239,400 | \$0 | \$0 | - |
| Total: | | \$16,000 | \$223,400 | \$239,400 | \$0 | \$0 | 2144 |



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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: 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/frnPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (SFD)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|-----------------------------------|--------------------|
| HOUSE | 1920 | 720 | 1,260 | ECO Quality / 180 Ft ² | 1S+ - 1+ STORY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1.7 | 24 | 30 | 720 | BASEMENT |
| CN | 1 | 4 | 7 | 28 | POST ON GROUND |
| CW | 1 | 8 | 24 | 192 | BASEMENT |
| DK | 1 | 14 | 20 | 280 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.0 BATH | 2 BEDROOMS | - | 0 | C&AIR_COND, GAS | |

Improvement 2 Details (DETACHED)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 2002 | 576 | 576 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 24 | 576 | FLOATING SLAB |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 04/2000 | \$45,000 | 133542 |
| 07/1997 | \$55,000 | 118012 |

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 | \$15,700 | \$207,600 | \$223,300 | \$0 | \$0 | - |
| | Total | \$15,700 | \$207,600 | \$223,300 | \$0 | \$0 | 1,968.00 |
| 2023 Payable 2024 | 201 | \$11,800 | \$180,600 | \$192,400 | \$0 | \$0 | - |
| | Total | \$11,800 | \$180,600 | \$192,400 | \$0 | \$0 | 1,725.00 |
| 2022 Payable 2023 | 201 | \$11,800 | \$159,500 | \$171,300 | \$0 | \$0 | - |
| | Total | \$11,800 | \$159,500 | \$171,300 | \$0 | \$0 | 1,495.00 |
| 2021 Payable 2022 | 201 | \$11,000 | \$150,500 | \$161,500 | \$0 | \$0 | - |
| | Total | \$11,000 | \$150,500 | \$161,500 | \$0 | \$0 | 1,388.00 |



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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 | \$2,571.00 | \$25.00 | \$2,596.00 | \$10,578 | \$161,898 | \$172,476 |
| 2023 | \$2,341.00 | \$25.00 | \$2,366.00 | \$10,297 | \$139,180 | \$149,477 |
| 2022 | \$2,355.00 | \$25.00 | \$2,380.00 | \$9,454 | \$129,341 | \$138,795 |

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