



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 10:27:34 AM

General Details							
Parcel ID:	185-0150-02060						
Document:	Abstract - 01423492						
Document Date:	08/13/2021						
Legal Description Details							
Plat Name:	MAGOFFINS 2ND DIVISION OF PROCTORKNOTT						
Section	Township	Range	Lot	Block			
-	-	-	-	006			
Description:	LOTS 1 & 2						
Taxpayer Details							
Taxpayer Name	CHUMICH JUSTIN & MENSING BRETT						
and Address:	842 6TH ST PROCTOR MN 55810						
Owner Details							
Owner Name	CHUMICH JUSTIN						
Owner Name	MENSING BRETT						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,091.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$4,120.00</b>			
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,060.00	2025 - 2nd Half Tax	\$2,060.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,060.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,060.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,060.00</b>	<b>2025 - Total Due</b>	<b>\$2,060.00</b>		
Parcel Details							
Property Address:	842 6TH ST, PROCTOR MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	MENSING,BRETT S & CHUMICH,JUSTIN C						
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)	\$16,600	\$313,200	\$329,800	\$0	\$0	-
Total:		\$16,600	\$313,200	\$329,800	\$0	\$0	3129



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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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (RES)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2022	1,582	1,582	U Quality / 0 Ft <sup>2</sup>	1S - 1 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	1,582	BASEMENT
DK	1	10	30	300	POST ON GROUND
DK	1	13	22	286	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	3 BEDROOMS	-	-	C&AIR_COND, PROPANE	

## Improvement 2 Details

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	8	64	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2021	\$13,500	244471
12/1997	\$32,000	119180
12/1997	\$32,000	119218

## 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	\$16,400	\$293,500	\$309,900	\$0	\$0	-
	Total	\$16,400	\$293,500	\$309,900	\$0	\$0	2,912.00
2023 Payable 2024	204	\$12,400	\$178,700	\$191,100	\$0	\$0	-
	Total	\$12,400	\$178,700	\$191,100	\$0	\$0	1,911.00
2022 Payable 2023	204	\$12,400	\$47,200	\$59,600	\$0	\$0	-
	Total	\$12,400	\$47,200	\$59,600	\$0	\$0	596.00
2021 Payable 2022	204	\$11,500	\$44,600	\$56,100	\$0	\$0	-
	Total	\$11,500	\$44,600	\$56,100	\$0	\$0	561.00



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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	\$2,819.00	\$25.00	\$2,844.00	\$12,400	\$178,700	\$191,100
2023	\$923.00	\$25.00	\$948.00	\$12,400	\$47,200	\$59,600
2022	\$939.00	\$25.00	\$964.00	\$11,500	\$44,600	\$56,100

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