



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:01:06 AM

General Details							
Parcel ID:	185-0180-00050						
Document:	Torrens - 927884.0						
Document Date:	02/12/2013						
Legal Description Details							
Plat Name:	REARRANGEMENT LOTS 1 2 NORTON PROCTOR OUTLOTS						
Section	Township	Range	Lot	Block			
-	-	-	-	-			
Description:	LOTS 5 AND 6						
Taxpayer Details							
Taxpayer Name	BIANCONI ANDREW & ERIN						
and Address:	718 2ND AVE PROCTOR MN 55810						
Owner Details							
Owner Name	BIANCONI ANDREW						
Owner Name	KOSKELA ERIN						
Payable 2025 Tax Summary							
2025 - Net Tax			\$2,027.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$2,056.00				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,028.00	2025 - 2nd Half Tax	\$1,028.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,028.00	2025 - 2nd Half Tax Paid	\$1,028.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	718 N 2ND AVE, PROCTOR MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	BIANCONI, ANDREW & KOSELA, ERIN						
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)	\$12,000	\$195,400	\$207,400	\$0	\$0	-
Total:		\$12,000	\$195,400	\$207,400	\$0	\$0	1795



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

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1920	1,040	1,040	ECO Quality / 520 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	40	1,040	BASEMENT
CW	1	4	6	24	POST ON GROUND
DK	1	4	4	16	POST ON GROUND
DK	1	10	17	170	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	2 BEDROOMS	-	0	CENTRAL, FUEL OIL	

Improvement 2 Details (26X28 GARG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1985	728	728	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	28	728	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
02/2013	\$77,500	200504
12/2012	\$104,554	200037
01/1998	\$68,800	119959

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	\$12,000	\$161,500	\$173,500	\$0	\$0	-
	Total	\$12,000	\$161,500	\$173,500	\$0	\$0	1,426.00
2023 Payable 2024	201	\$9,100	\$140,500	\$149,600	\$0	\$0	-
	Total	\$9,100	\$140,500	\$149,600	\$0	\$0	1,258.00
2022 Payable 2023	201	\$9,100	\$124,000	\$133,100	\$0	\$0	-
	Total	\$9,100	\$124,000	\$133,100	\$0	\$0	1,078.00
2021 Payable 2022	201	\$8,400	\$117,100	\$125,500	\$0	\$0	-
	Total	\$8,400	\$117,100	\$125,500	\$0	\$0	996.00



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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	\$1,887.00	\$25.00	\$1,912.00	\$7,654	\$118,170	\$125,824
2023	\$1,699.00	\$25.00	\$1,724.00	\$7,373	\$100,466	\$107,839
2022	\$1,701.00	\$25.00	\$1,726.00	\$6,663	\$92,892	\$99,555

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