



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 6:55:32 PM

| General Details                                   |                          |                            |                 |                         |                 |                 |                     |
|---|--------------------------|----------------------------|-----------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:  | 215-0010-05330           |                            |                 |                         |                 |                 |                     |
| Document:   | Abstract - 01459808      |                            |                 |                         |                 |                 |                     |
| Document Date:                                    | 01/03/2023               |                            |                 |                         |                 |                 |                     |
| Legal Description Details                         |                          |                            |                 |                         |                 |                 |                     |
| Plat Name:  | ANGORA                   |                            |                 |                         |                 |                 |                     |
| Section   | Township                 | Range                      | Lot             | Block                   |                 |                 |                     |
| 31  | 61                       | 18                         | -               | -                       |                 |                 |                     |
| Description:                                      | NE 1/4 OF SW 1/4         |                            |                 |                         |                 |                 |                     |
| Taxpayer Details                                  |                          |                            |                 |                         |                 |                 |                     |
| Taxpayer Name                                     | CUSHMAN JAMES A          |                            |                 |                         |                 |                 |                     |
| and Address:                                      | 6928 BEECH RD            |                            |                 |                         |                 |                 |                     |
|   | VIRGINIA MN 55792        |                            |                 |                         |                 |                 |                     |
| Owner Details                                     |                          |                            |                 |                         |                 |                 |                     |
| Owner Name  | CUSHMAN JAMES A          |                            |                 |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                          |                            |                 |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                          |                            | \$857.00        |                         |                 |                 |                     |
| 2025 - Special Assessments                        |                          |                            | \$25.00         |                         |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                          |                            | <b>\$882.00</b> |                         |                 |                 |                     |
| Current Tax Due (as of 5/5/2025)                  |                          |                            |                 |                         |                 |                 |                     |
| Due May 15  |                          | Due October 15             |                 |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$441.00                 | 2025 - 2nd Half Tax        | \$441.00        | 2025 - 1st Half Tax Due | \$441.00        |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$0.00                   | 2025 - 2nd Half Tax Paid   | \$0.00          | 2025 - 2nd Half Tax Due | \$441.00        |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$441.00</b>          | <b>2025 - 2nd Half Due</b> | <b>\$441.00</b> | <b>2025 - Total Due</b> | <b>\$882.00</b> |                 |                     |
| Parcel Details                                    |                          |                            |                 |                         |                 |                 |                     |
| Property Address:                                 | 8396 RALPH RD, ANGORA MN |                            |                 |                         |                 |                 |                     |
| School District:                                  | 2142                     |                            |                 |                         |                 |                 |                     |
| Tax Increment District:                           | -                        |                            |                 |                         |                 |                 |                     |
| Property/Homesteader:                             | -                        |                            |                 |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |                          |                            |                 |                         |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status      | Land<br>EMV                | Bldg<br>EMV     | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 151   | 0 - Non Homestead        | \$27,900                   | \$45,300        | \$73,200                | \$0             | \$0             | -                   |
| 111   | 0 - Non Homestead        | \$20,000                   | \$0             | \$20,000                | \$0             | \$0             | -                   |
| <b>Total:</b>                                     |                          | <b>\$47,900</b>            | <b>\$45,300</b> | <b>\$93,200</b>         | <b>\$0</b>      | <b>\$0</b>      | <b>932</b>          |



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## Land Details

Deeded Acres: 40.00  
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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HUNT SHACK)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish  | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|------------------|--------------------|
| HOUSE            | 2009          | 320                        | 480                        | -                | 1S+ - 1+ STORY     |
| Segment          | Story         | Width                      | Length                     | Area             | Foundation         |
| BAS              | 1.5           | 16                         | 20                         | 320              | POST ON GROUND     |
| DK               | 1             | 4                          | 28                         | 112              | POST ON GROUND     |
| DK               | 1             | 7                          | 7                          | 49               | POST ON GROUND     |
| DK               | 1             | 8                          | 10                         | 80               | POST ON GROUND     |
| OP               | 1             | 2                          | 8                          | 16               | POST ON GROUND     |
| OP               | 1             | 4                          | 20                         | 80               | POST ON GROUND     |
| SP               | 1             | 8                          | 17                         | 136              | POST ON GROUND     |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC             |                    |
| 0.0 BATHS        | 2 BEDROOMS    | 2 ROOMS                    | 1                          | STOVE/SPCE, WOOD |                    |

## Improvement 2 Details (SAUNA)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SAUNA            | 2011       | 80                         | 80                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 8                          | 10                         | 80              | FLOATING SLAB      |
| OPX              | 1          | 4                          | 10                         | 40              | POST ON GROUND     |

## Improvement 3 Details (5X5 ST)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 25                         | 25                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 5                          | 5                          | 25              | POST ON GROUND     |

## Improvement 4 Details (6X20 ST)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 120                        | 120                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 6                          | 20                         | 120             | POST ON GROUND     |

## Improvement 5 Details (7X20 ST)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 140                        | 140                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 7                          | 20                         | 140             | POST ON GROUND     |



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| Sales Reported to the St. Louis County Auditor |                        |  |                                 |                 |                     |                  |                  |
|--|------------------------|--|---------------------------------|-----------------|---------------------|------------------|------------------|
| Sale Date                                      |                        | Purchase Price                                   |                                 |                 | CRV Number          |                  |                  |
| 01/2023  |                        | \$145,000 (This is part of a multi parcel sale.) |                                 |                 | 252836              |                  |                  |
| 12/2009  |                        | \$26,500   |                                 |                 | 188387              |                  |                  |
| 09/2005  |                        | \$18,000   |                                 |                 | 168048              |                  |                  |
| 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                              | 151                    | \$30,600   | \$41,100                        | \$71,700        | \$0                 | \$0              | -                |
|  | 111                    | \$22,000   | \$0                             | \$22,000        | \$0                 | \$0              | -                |
|  | Total                  | \$52,600   | \$41,100                        | \$93,700        | \$0                 | \$0              | 937.00           |
| 2023 Payable 2024                              | 151                    | \$23,800   | \$41,100                        | \$64,900        | \$0                 | \$0              | -                |
|  | 111                    | \$17,000   | \$0                             | \$17,000        | \$0                 | \$0              | -                |
|  | Total                  | \$40,800   | \$41,100                        | \$81,900        | \$0                 | \$0              | 819.00           |
| 2022 Payable 2023                              | 151                    | \$23,800   | \$39,200                        | \$63,000        | \$0                 | \$0              | -                |
|  | 111                    | \$17,000   | \$0                             | \$17,000        | \$0                 | \$0              | -                |
|  | Total                  | \$40,800   | \$39,200                        | \$80,000        | \$0                 | \$0              | 800.00           |
| 2021 Payable 2022                              | 151                    | \$23,800   | \$33,100                        | \$56,900        | \$0                 | \$0              | -                |
|  | 111                    | \$17,000   | \$0                             | \$17,000        | \$0                 | \$0              | -                |
|  | Total                  | \$40,800   | \$33,100                        | \$73,900        | \$0                 | \$0              | 739.00           |
| Tax Detail History                             |                        |  |                                 |                 |                     |                  |                  |
| Tax Year                                       | Tax                    | Special Assessments                              | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024   | \$777.00               | \$25.00  | \$802.00                        | \$40,800        | \$41,100            | \$81,900         |                  |
| 2023   | \$795.00               | \$25.00  | \$820.00                        | \$40,800        | \$39,200            | \$80,000         |                  |
| 2022   | \$833.00               | \$85.00  | \$918.00                        | \$40,800        | \$33,100            | \$73,900         |                  |

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