



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 2:03:18 PM

| General Details | | | | | | | |
|---|---|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 215-0010-05460 | | | | | | |
| Document: | Abstract - 01464338 | | | | | | |
| Document Date: | 03/31/2023 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | ANGORA | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 32 | 61 | 18 | - | - | | | |
| Description: | SE1/4 OF NE1/4 EX THAT PART SHOWN AS PARCEL 22 ON MN DOT R/W PLAT NUMBERED 69-111 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | FROEHLINGSDORF HAUNS | | | | | | |
| and Address: | 8423 HWY 53 ANGORA MN 55703 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | FROEHLINGSDORF HAUNS | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$2,289.00 | | | |
| 2025 - Special Assessments | | | | \$85.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$2,374.00 | | | |
| Current Tax Due (as of 5/5/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | Total Due | | | |
| 2025 - 1st Half Tax | \$1,187.00 | 2025 - 2nd Half Tax | \$1,187.00 | 2025 - 1st Half Tax Due | \$1,187.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$1,187.00 | | |
| 2025 - 1st Half Penalty | \$0.00 | 2025 - 2nd Half Penalty | \$0.00 | Delinquent Tax | \$6,238.09 | | |
| 2025 - 1st Half Due | \$1,187.00 | 2025 - 2nd Half Due | \$1,187.00 | 2025 - Total Due | \$8,612.09 | | |
| Delinquent Taxes (as of 5/5/2025) | | | | | | | |
| Tax Year | Net Tax | Penalty | Cst/Fees | Interest | Total Due | | |
| 2024 | \$2,676.00 | \$227.46 | \$0.00 | \$96.77 | \$3,000.23 | | |
| 2023 | \$2,662.00 | \$226.27 | \$20.00 | \$329.59 | \$3,237.86 | | |
| Total: | \$5,338.00 | \$453.73 | \$20.00 | \$426.36 | \$6,238.09 | | |
| Parcel Details | | | | | | | |
| Property Address: | 8423 HWY 53, ANGORA MN | | | | | | |
| School District: | 2142 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | FROEHLINGSDORF, HAUNS L & LAURIE 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) | \$38,200 | \$262,300 | \$300,500 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$31,100 | \$0 | \$31,100 | \$0 | \$0 | - |
| Total: | | \$69,300 | \$262,300 | \$331,600 | \$0 | \$0 | 3121 |



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Land Details

Deeded Acres: 38.82
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/frnPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (NEW HOUSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|--------------------|--------------------|
| HOUSE | 2017 | 2,128 | 2,128 | - | RAM - RAMBL/RNCH |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 20 | 44 | 880 | FLOATING SLAB |
| BAS | 1 | 24 | 26 | 624 | FLOATING SLAB |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.75 BATHS | 3 BEDROOMS | 5 ROOMS | 0 | C&AC&EXCH, PROPANE | |

Improvement 2 Details (GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1920 | 480 | 480 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 20 | 24 | 480 | FLOATING SLAB |

Improvement 3 Details (POLE BLDG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING | 2000 | 2,560 | 2,560 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 40 | 64 | 2,560 | POST ON GROUND |

Improvement 4 Details (BARN)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| BARN | 1920 | 1,802 | 1,802 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 34 | 53 | 1,802 | FOUNDATION |
| LT | 1 | 16 | 53 | 848 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|--|------------|
| 03/2023 | \$400,000 (This is part of a multi parcel sale.) | 253545 |
| 04/2006 | \$290,000 (This is part of a multi parcel sale.) | 171253 |



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| 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 | \$41,100 | \$238,000 | \$279,100 | \$0 | \$0 | - |
| | 111 | \$34,200 | \$0 | \$34,200 | \$0 | \$0 | - |
| | Total | \$75,300 | \$238,000 | \$313,300 | \$0 | \$0 | 2,919.00 |
| 2023 Payable 2024 | 201 | \$33,600 | \$238,000 | \$271,600 | \$0 | \$0 | - |
| | 111 | \$26,400 | \$0 | \$26,400 | \$0 | \$0 | - |
| | Total | \$60,000 | \$238,000 | \$298,000 | \$0 | \$0 | 2,852.00 |
| 2022 Payable 2023 | 201 | \$33,600 | \$227,200 | \$260,800 | \$0 | \$0 | - |
| | 111 | \$26,400 | \$0 | \$26,400 | \$0 | \$0 | - |
| | Total | \$60,000 | \$227,200 | \$287,200 | \$0 | \$0 | 2,734.00 |
| 2021 Payable 2022 | 201 | \$33,600 | \$192,100 | \$225,700 | \$0 | \$0 | - |
| | 111 | \$26,400 | \$0 | \$26,400 | \$0 | \$0 | - |
| | Total | \$60,000 | \$192,100 | \$252,100 | \$0 | \$0 | 2,352.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$2,591.00 | \$85.00 | \$2,676.00 | \$58,417 | \$226,787 | \$285,204 | |
| 2023 | \$2,577.00 | \$85.00 | \$2,662.00 | \$58,226 | \$215,206 | \$273,432 | |
| 2022 | \$2,489.00 | \$85.00 | \$2,574.00 | \$57,480 | \$177,693 | \$235,173 | |

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