



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 10:09:39 PM

General Details							
Parcel ID:	275-0013-00618						
Document:	Abstract - 1017523						
Document Date:	04/27/2006						
Legal Description Details							
Plat Name:	BREVATOR						
Section	Township	Range	Lot	Block			
12	50	17	-	-			
Description:	S1/2 of S1/2 of NW1/4 of NW1/4, EXCEPT a strip of land 100 feet in width conveyed to Duluth and Northern Railroad Company by Deed recorded in Book 275 of Deeds, page 91.						
Taxpayer Details							
Taxpayer Name and Address:	WENTZ TINA & JAMES T 4426 VIBERT RD SAGINAW MN 55779						
Owner Details							
Owner Name	WENTZ JAMES T						
Owner Name	WENTZ TINA						
Payable 2026 Tax Summary							
				2026 - Net Tax	\$3,379.00		
				2026 - Special Assessments	\$85.00		
				<b>2026 - Total Tax &amp; Special Assessments</b>	<b>\$3,464.00</b>		
Current Tax Due (as of 4/4/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$1,732.00	2026 - 2nd Half Tax	\$1,732.00	2026 - 1st Half Tax Due	\$1,732.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,732.00		
2026 - 1st Half Due	\$1,732.00	2026 - 2nd Half Due	\$1,732.00	2026 - Total Due	\$3,464.00		
Parcel Details							
Property Address:	4426 VIBERT RD, SAGINAW MN						
School District:	94						
Tax Increment District:	-						
Property/Homesteader:	WENTZ, JAMES T & TINA M						
Assessment Details (2026 Payable 2027)							
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)	\$49,700	\$223,800	\$273,500	\$0	\$0	-
<b>Total:</b>		<b>\$49,700</b>	<b>\$223,800</b>	<b>\$273,500</b>	<b>\$0</b>	<b>\$0</b>	<b>2516</b>



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## Land Details

<b>Deeded Acres:</b>	9.24
<b>Waterfront:</b>	-
<b>Water Front Feet:</b>	0.00
<b>Water Code &amp; Desc:</b>	W - DRILLED WELL
<b>Gas Code &amp; Desc:</b>	-
<b>Sewer Code &amp; Desc:</b>	S - ON-SITE SANITARY SYSTEM
<b>Lot Width:</b>	0.00
<b>Lot Depth:</b>	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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.																								
HOUSE	1960	1,428	1,428	U Quality / 0 Ft <sup>2</sup>	RAM - RAMBL/RNCH																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>34</td> <td>42</td> <td>1,428</td> <td>BASEMENT</td> </tr> <tr> <td>DK</td> <td>1</td> <td>5</td> <td>5</td> <td>25</td> <td>POST ON GROUND</td> </tr> <tr> <td>SP</td> <td>1</td> <td>12</td> <td>14</td> <td>168</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	34	42	1,428	BASEMENT	DK	1	5	5	25	POST ON GROUND	SP	1	12	14	168	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation																								
BAS	1	34	42	1,428	BASEMENT																								
DK	1	5	5	25	POST ON GROUND																								
SP	1	12	14	168	POST ON GROUND																								
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>																								
1.75 BATHS	3 BEDROOMS	-		0	CENTRAL, GAS																								

## Improvement 2 Details (DG 24X36)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
GARAGE	1996	864	864	-	DETACHED												
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Segment	Story	Width	Length	Area	Foundation												
BAS	1	24	36	864	FLOATING SLAB												

## Improvement 3 Details (HOOP)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	2009	100	100	-	-												
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Segment	Story	Width	Length	Area	Foundation												
BAS	0	10	10	100	POST ON GROUND												

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2005	\$200,000	164917

## Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	201	\$49,700	\$212,900	\$262,600	\$0	\$0	-
	<b>Total</b>	<b>\$49,700</b>	<b>\$212,900</b>	<b>\$262,600</b>	<b>\$0</b>	<b>\$0</b>	<b>2,397.00</b>
2024 Payable 2025	201	\$49,700	\$207,500	\$257,200	\$0	\$0	-
	<b>Total</b>	<b>\$49,700</b>	<b>\$207,500</b>	<b>\$257,200</b>	<b>\$0</b>	<b>\$0</b>	<b>2,338.00</b>
2023 Payable 2024	201	\$43,000	\$189,300	\$232,300	\$0	\$0	-
	<b>Total</b>	<b>\$43,000</b>	<b>\$189,300</b>	<b>\$232,300</b>	<b>\$0</b>	<b>\$0</b>	<b>2,160.00</b>



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2022 Payable 2023	201	\$35,200	\$168,300	\$203,500	\$0	\$0	-
	<b>Total</b>	<b>\$35,200</b>	<b>\$168,300</b>	<b>\$203,500</b>	<b>\$0</b>	<b>\$0</b>	<b>1,846.00</b>

## Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$3,173.00	\$85.00	\$3,258.00	\$45,178	\$188,620	\$233,798
2024	\$2,929.00	\$85.00	\$3,014.00	\$39,977	\$175,990	\$215,967
2023	\$2,655.00	\$85.00	\$2,740.00	\$31,927	\$152,648	\$184,575

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