



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 8:18:55 PM

General Details							
Parcel ID:	410-0024-00375						
Document:	Abstract - 01308979						
Document Date:	04/13/2017						
Legal Description Details							
Plat Name:	KUGLER						
Section	Township	Range	Lot	Block			
33	61	15	-	-			
Description:	SE1/4 OF NE1/4 EX S 800 FT OF W 827 FT						
Taxpayer Details							
Taxpayer Name	HIGNELL JULIE						
and Address:	2159 LONGSTORFF RD ELY MN 55731						
Owner Details							
Owner Name	HIGNELL JULIE HANSON						
Payable 2025 Tax Summary							
2025 - Net Tax			\$1,551.00				
2025 - Special Assessments			\$85.00				
2025 - Total Tax & Special Assessments			\$1,636.00				
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$818.00	2025 - 2nd Half Tax	\$818.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$818.00	2025 - 2nd Half Tax Paid	\$818.00	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:	5299 WAHLSTEN RD, EMBARRASS MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	-						
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
151	0 - Non Homestead	\$74,400	\$81,800	\$156,200	\$0	\$0	-
111	0 - Non Homestead	\$16,500	\$0	\$16,500	\$0	\$0	-
801	0 - Non Homestead	\$100	\$0	\$100	\$0	\$0	-
Total:		\$91,000	\$81,800	\$172,800	\$0	\$0	1727



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Land Details

Deeded Acres: 24.82
Waterfront: LEMPIA
Water Front Feet: 1220.00
Water Code & Desc: D - DUG WELL
Gas Code & Desc: -
Sewer Code & Desc: H - HOLDING TANK
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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	960	960	-	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	40	24	960	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.75 BATH	2 BEDROOMS	-	-	STOVE/SPCE, GAS	

Improvement 2 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SAUNA	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	16	192	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	0	702	702	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	27	702	FLOATING SLAB
LT	1	6	6	36	POST ON GROUND
LT	1	8	15	120	POST ON GROUND
OPX	1	6	6	36	POST ON GROUND

Improvement 4 Details (POLE BLDG2)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	1,350	1,350	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	45	1,350	POST ON GROUND

Improvement 5 Details (WB #3)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	384	384	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	24	384	POST ON GROUND



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Improvement 6 Details (SHED)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	80	80	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	8	10	80	POST ON GROUND	

Improvement 7 Details (WOOD SHED)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	144	144	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	9	16	144	POST ON GROUND	

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
08/1998	\$110,000	123164

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	151	\$74,400	\$74,100	\$148,500	\$0	\$0	-
	111	\$16,500	\$0	\$16,500	\$0	\$0	-
	801	\$100	\$0	\$100	\$0	\$0	-
	Total	\$91,000	\$74,100	\$165,100	\$0	\$0	1,650.00
2023 Payable 2024	151	\$63,400	\$64,400	\$127,800	\$0	\$0	-
	111	\$13,700	\$0	\$13,700	\$0	\$0	-
	801	\$100	\$0	\$100	\$0	\$0	-
	Total	\$77,200	\$64,400	\$141,600	\$0	\$0	1,415.00
2022 Payable 2023	151	\$63,400	\$58,400	\$121,800	\$0	\$0	-
	111	\$13,700	\$0	\$13,700	\$0	\$0	-
	801	\$100	\$0	\$100	\$0	\$0	-
	Total	\$77,200	\$58,400	\$135,600	\$0	\$0	1,355.00
2021 Payable 2022	151	\$52,600	\$56,600	\$109,200	\$0	\$0	-
	111	\$11,500	\$0	\$11,500	\$0	\$0	-
	801	\$0	\$0	\$0	\$0	\$0	-
	Total	\$64,100	\$56,600	\$120,700	\$0	\$0	1,207.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,321.00	\$85.00	\$1,406.00	\$77,100	\$64,400	\$141,500
2023	\$1,355.00	\$85.00	\$1,440.00	\$77,100	\$58,400	\$135,500
2022	\$1,363.00	\$85.00	\$1,448.00	\$64,100	\$56,600	\$120,700



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