



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 12:12:37 PM

| General Details                                   |   |                            |                 |                         |                 |                 |                     |
|---|---|----------------------------|-----------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:  | 420-0010-00730                            |                            |                 |                         |                 |                 |                     |
| Document:   | Abstract - 01251111                       |                            |                 |                         |                 |                 |                     |
| Document Date:                                    | 10/06/2014                                |                            |                 |                         |                 |                 |                     |
| Legal Description Details                         |   |                            |                 |                         |                 |                 |                     |
| Plat Name:  | LAVELL                                    |                            |                 |                         |                 |                 |                     |
| Section   | Township                                  | Range                      | Lot             | Block                   |                 |                 |                     |
| 5   | 55  | 19                         | -               | -                       |                 |                 |                     |
| Description:                                      | LOT 4 EX 10 AC AT SOUTH SIDE              |                            |                 |                         |                 |                 |                     |
| Taxpayer Details                                  |   |                            |                 |                         |                 |                 |                     |
| Taxpayer Name                                     | CHRISTOPH JOHN & GLADYS M                 |                            |                 |                         |                 |                 |                     |
| and Address:                                      | 2023 165TH ST<br>NEW HAMPTON IA 50659     |                            |                 |                         |                 |                 |                     |
| Owner Details                                     |   |                            |                 |                         |                 |                 |                     |
| Owner Name  | CHRISTOPH GLADYS M                        |                            |                 |                         |                 |                 |                     |
| Owner Name  | CHRISTOPH JOHN                            |                            |                 |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |   |                            |                 |                         |                 |                 |                     |
| 2025 - Net Tax                                    |   |                            | \$327.00        |                         |                 |                 |                     |
| 2025 - Special Assessments                        |   |                            | \$85.00         |                         |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |   |                            | <b>\$412.00</b> |                         |                 |                 |                     |
| Current Tax Due (as of 12/14/2025)                |   |                            |                 |                         |                 |                 |                     |
| Due May 15  |   | Due October 15             |                 |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$206.00                                  | 2025 - 2nd Half Tax        | \$206.00        | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$206.00                                  | 2025 - 2nd Half Tax Paid   | \$206.00        | 2025 - 2nd Half Tax Due | \$0.00          |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>                             | <b>2025 - 2nd Half Due</b> | <b>\$0.00</b>   | <b>2025 - Total Due</b> | <b>\$0.00</b>   |                 |                     |
| Parcel Details                                    |   |                            |                 |                         |                 |                 |                     |
| Property Address:                                 | 2284 LAVELL RD, ZIM MN                    |                            |                 |                         |                 |                 |                     |
| School District:                                  | 2142                                      |                            |                 |                         |                 |                 |                     |
| Tax Increment District:                           | -   |                            |                 |                         |                 |                 |                     |
| Property/Homesteader:                             | CHRISTOPH, AMANDA J                       |                            |                 |                         |                 |                 |                     |
| 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 |
| 201   | 3 - Relative Homestead<br>(100.00% total) | \$39,500                   | \$55,500        | \$95,000                | \$0             | \$0             | -                   |
| 111   | 0 - Non Homestead                         | \$21,900                   | \$0             | \$21,900                | \$0             | \$0             | -                   |
| <b>Total:</b>                                     |   | <b>\$61,400</b>            | <b>\$55,500</b> | <b>\$116,900</b>        | <b>\$0</b>      | <b>\$0</b>      | <b>789</b>          |



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## Land Details

|                    |                             |
|--------------------|-----------------------------|
| Deeded Acres:      | 28.64                       |
| 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/frmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (SW)

| Improvement Type  | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish   | Style Code & Desc. |
|-------------------|---------------|----------------------------|----------------------------|-------------------|--------------------|
| MANUFACTURED HOME | 1979          | 1,216                      | 1,216                      | -                 | SGL - SGL WIDE     |
| Segment           | Story         | Width                      | Length                     | Area              | Foundation         |
| BAS               | 0             | 16                         | 76                         | 1,216             | POST ON GROUND     |
| CN                | 0             | 8                          | 12                         | 96                | POST ON GROUND     |
| DK                | 0             | 11                         | 14                         | 154               | POST ON GROUND     |
| Bath Count        | Bedroom Count | Room Count                 | Fireplace Count            | HVAC              |                    |
| 2.0 BATHS         | -             | -                          | -                          | CENTRAL, FUEL OIL |                    |

## Improvement 2 Details (DG/S)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1982       | 528                        | 528                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 22                         | 24                         | 528             | FLOATING SLAB      |
| LT               | 0          | 6                          | 12                         | 72              | POST ON GROUND     |

## Improvement 3 Details (12X20)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1982       | 240                        | 240                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 12                         | 20                         | 240             | FLOATING SLAB      |

## Improvement 4 Details (METAL)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING    | 1982       | 1,664                      | 1,664                      | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 26                         | 64                         | 1,664           | FLOATING SLAB      |

## Improvement 5 Details (ST 18X32)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 576                        | 576                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 18                         | 32                         | 576             | POST ON GROUND     |



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| Improvement 6 Details (ST 8X12) |            |                            |                            |                 |                    |  |
|---------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| Improvement Type                | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |  |
| STORAGE BUILDING                | 0          | 96                         | 96                         | -               | -                  |  |
| Segment                         | Story      | Width                      | Length                     | Area            | Foundation         |  |
| BAS                             | 0          | 8                          | 12                         | 96              | POST ON GROUND     |  |

| Improvement 7 Details (5X6) |            |                            |                            |                 |                    |  |
|-----------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| Improvement Type            | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |  |
| STORAGE BUILDING            | 0          | 30                         | 30                         | -               | -                  |  |
| Segment                     | Story      | Width                      | Length                     | Area            | Foundation         |  |
| BAS                         | 0          | 5                          | 6                          | 30              | POST ON GROUND     |  |

| Sales Reported to the St. Louis County Auditor |   |            |
|--|---|------------|
| Sale Date                                      | Purchase Price                                  | CRV Number |
| 10/2014  | \$75,000 (This is part of a multi parcel sale.) | 208634     |

| 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  | 201                    | \$41,700 | \$51,000 | \$92,700  | \$0          | \$0          | -                |
|                    | 111                    | \$23,700 | \$0      | \$23,700  | \$0          | \$0          | -                |
|                    | Total                  | \$65,400 | \$51,000 | \$116,400 | \$0          | \$0          | 793.00           |
| 2023 Payable 2024  | 201                    | \$39,100 | \$42,300 | \$81,400  | \$0          | \$0          | -                |
|                    | 111                    | \$21,600 | \$0      | \$21,600  | \$0          | \$0          | -                |
|                    | Total                  | \$60,700 | \$42,300 | \$103,000 | \$0          | \$0          | 731.00           |
| 2022 Payable 2023  | 201                    | \$37,200 | \$39,200 | \$76,400  | \$0          | \$0          | -                |
|                    | 111                    | \$20,000 | \$0      | \$20,000  | \$0          | \$0          | -                |
|                    | Total                  | \$57,200 | \$39,200 | \$96,400  | \$0          | \$0          | 660.00           |
| 2021 Payable 2022  | 201                    | \$32,800 | \$31,900 | \$64,700  | \$0          | \$0          | -                |
|                    | 111                    | \$16,400 | \$0      | \$16,400  | \$0          | \$0          | -                |
|                    | Total                  | \$49,200 | \$31,900 | \$81,100  | \$0          | \$0          | 552.00           |

| Tax Detail History |          |                     |                                 |                 |                     |                  |
|--------------------|----------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year           | Tax      | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024               | \$431.00 | \$85.00             | \$516.00                        | \$46,331        | \$26,755            | \$73,086         |
| 2023               | \$365.00 | \$85.00             | \$450.00                        | \$42,415        | \$23,621            | \$66,036         |
| 2022               | \$327.00 | \$85.00             | \$412.00                        | \$36,080        | \$19,140            | \$55,220         |



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