



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:22:41 AM

General Details							
Parcel ID:	420-0010-01166						
Document:	Abstract - 0606040						
Document Date:	01/24/1994						
Legal Description Details							
Plat Name:	LAVELL						
Section	Township		Range		Lot		Block
7	55		19		-		-
Description:	S1/2 OF SE1/4 OF SE1/4 EX NLY 33 FT						
Taxpayer Details							
Taxpayer Name	PATREGNANI JAMES						
and Address:	15296 COUNTY ROAD 540						
	NASHWAUK MN 55769						
Owner Details							
Owner Name	CERMAK GEORGE						
Owner Name	KIRKPATRICK ALAN						
Owner Name	PATREGNANI JAMES						
Owner Name	PATREGNANI MICHAEL						
Owner Name	PATREGNANI STEVEN						
Owner Name	SOMERS DEAN						
Payable 2025 Tax Summary							
2025 - Net Tax				\$457.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$542.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$271.00	2025 - 2nd Half Tax	\$271.00		2025 - 1st Half Tax Due	\$0.00	
2025 - 1st Half Tax Paid	\$271.00	2025 - 2nd Half Tax Paid	\$271.00		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:	1923 LAVELL RD, ZIM 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	\$35,900	\$9,800	\$45,700	\$0	\$0	-
Total:		\$35,900	\$9,800	\$45,700	\$0	\$0	457



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Land Details

Deeded Acres: 19.00
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.

Improvement 1 Details (1971 MH)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	1971	912	912	-	SGL - SGL WIDE

Segment	Story	Width	Length	Area	Foundation
BAS	0	12	16	192	POST ON GROUND
BAS	0	12	60	720	POST ON GROUND
CW	0	10	12	120	POST ON GROUND
DK	1	4	8	32	POST ON GROUND
DK	1	8	10	80	POST ON GROUND

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
0 BATH	3 BEDROOMS	-	-	,

Improvement 2 Details (CABIN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SLEEPER	0	192	192	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	0	12	16	192	POST ON GROUND
OPX	0	4	12	48	POST ON GROUND

Improvement 3 Details (8X16+)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	224	224	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND
BAS	1	8	16	128	FLOATING SLAB

Improvement 4 Details (10X10)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	100	100	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	10	10	100	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
01/1994	\$6,000	97305



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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	151	\$38,600	\$11,200	\$49,800	\$0	\$0	-
	Total	\$38,600	\$11,200	\$49,800	\$0	\$0	498.00
2023 Payable 2024	151	\$35,500	\$9,300	\$44,800	\$0	\$0	-
	Total	\$35,500	\$9,300	\$44,800	\$0	\$0	448.00
2022 Payable 2023	151	\$33,300	\$8,600	\$41,900	\$0	\$0	-
	Total	\$33,300	\$8,600	\$41,900	\$0	\$0	419.00
2021 Payable 2022	151	\$28,200	\$7,000	\$35,200	\$0	\$0	-
	Total	\$28,200	\$7,000	\$35,200	\$0	\$0	352.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$421.00	\$85.00	\$506.00	\$35,500	\$9,300	\$44,800	
2023	\$401.00	\$25.00	\$426.00	\$33,300	\$8,600	\$41,900	
2022	\$379.00	\$25.00	\$404.00	\$28,200	\$7,000	\$35,200	

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