



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 9:33:18 AM

| General Details | | | | | | | |
|---|--|----------------------------|------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 420-0010-05230 | | | | | | |
| Document: | Abstract - 01456753 | | | | | | |
| Document Date: | 11/10/2022 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | LAVELL | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 32 | 55 | 19 | - | - | | | |
| Description: | NW 1/4 OF NE 1/4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | HANNAN HUNTER | | | | | | |
| and Address: | 1321 LAVELL RD MEADOWLANDS MN 55765 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | HANNAN HUNTER | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$1,911.00 | | | |
| 2025 - Special Assessments | | | | \$85.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$1,996.00 | | | |
| Current Tax Due (as of 5/13/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$998.00 | 2025 - 2nd Half Tax | \$998.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$998.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$998.00 | | |
| 2025 - 1st Half Due | \$0.00 | 2025 - 2nd Half Due | \$998.00 | 2025 - Total Due | \$998.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 1321 LAVELL RD, MEADOWLANDS MN | | | | | | |
| School District: | 2142 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | HANNAN, HUNTER M | | | | | | |
| 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) | \$39,500 | \$214,700 | \$254,200 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$34,100 | \$0 | \$34,100 | \$0 | \$0 | - |
| Total: | | \$73,600 | \$214,700 | \$288,300 | \$0 | \$0 | 2646 |



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Land Details

| | |
|--------------------|-----------------------------|
| Deeded Acres: | 40.00 |
| 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.

Improvement 1 Details (DBL WIDE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | | | | | | | |
|--|---------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|----|-------|---------------|----|---|---|---|----|----------------|
| MANUFACTURED HOME | 2016 | 1,680 | 1,680 | - | DBL - DBL WIDE | | | | | | | | | | | | | | | | | | |
| <table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>0</td><td>28</td><td>60</td><td>1,680</td><td>FLOATING SLAB</td></tr><tr><td>DK</td><td>0</td><td>6</td><td>6</td><td>36</td><td>POST ON GROUND</td></tr></table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 0 | 28 | 60 | 1,680 | FLOATING SLAB | DK | 0 | 6 | 6 | 36 | POST ON GROUND |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | | | | | | | |
| BAS | 0 | 28 | 60 | 1,680 | FLOATING SLAB | | | | | | | | | | | | | | | | | | |
| DK | 0 | 6 | 6 | 36 | POST ON GROUND | | | | | | | | | | | | | | | | | | |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC | | | | | | | | | | | | | | | | | | |
| 2.0 BATHS | 3 BEDROOMS | - | | - | C&AC&EXCH, PROPANE | | | | | | | | | | | | | | | | | | |

Improvement 2 Details (PB60X120)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | | | | | | | |
|---|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|-----|-------|----------------|----|---|----|----|-----|----------------|
| POLE BUILDING | 2016 | 7,200 | 7,200 | - | - | | | | | | | | | | | | | | | | | | |
| <table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>0</td><td>60</td><td>120</td><td>7,200</td><td>POST ON GROUND</td></tr><tr><td>LT</td><td>0</td><td>15</td><td>64</td><td>960</td><td>POST ON GROUND</td></tr></table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 0 | 60 | 120 | 7,200 | POST ON GROUND | LT | 0 | 15 | 64 | 960 | POST ON GROUND |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | | | | | | | |
| BAS | 0 | 60 | 120 | 7,200 | POST ON GROUND | | | | | | | | | | | | | | | | | | |
| LT | 0 | 15 | 64 | 960 | POST ON GROUND | | | | | | | | | | | | | | | | | | |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 11/2022 | \$299,000 | 252209 |
| 11/2012 | \$20,000 | 199616 |
| 11/1992 | \$8,185 | 87290 |



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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 | \$41,700 | \$203,400 | \$245,100 | \$0 | \$0 | - |
| | 111 | \$37,100 | \$0 | \$37,100 | \$0 | \$0 | - |
| | Total | \$78,800 | \$203,400 | \$282,200 | \$0 | \$0 | 2,577.00 |
| 2023 Payable 2024 | 201 | \$39,100 | \$168,900 | \$208,000 | \$0 | \$0 | - |
| | 111 | \$33,600 | \$0 | \$33,600 | \$0 | \$0 | - |
| | Total | \$72,700 | \$168,900 | \$241,600 | \$0 | \$0 | 2,231.00 |
| 2022 Payable 2023 | 201 | \$37,200 | \$156,300 | \$193,500 | \$0 | \$0 | - |
| | 111 | \$31,200 | \$0 | \$31,200 | \$0 | \$0 | - |
| | Total | \$68,400 | \$156,300 | \$224,700 | \$0 | \$0 | 2,049.00 |
| 2021 Payable 2022 | 204 | \$32,800 | \$127,100 | \$159,900 | \$0 | \$0 | - |
| | 111 | \$25,600 | \$0 | \$25,600 | \$0 | \$0 | - |
| | Total | \$58,400 | \$127,100 | \$185,500 | \$0 | \$0 | 1,855.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$1,891.00 | \$85.00 | \$1,976.00 | \$69,219 | \$153,861 | \$223,080 | |
| 2023 | \$1,721.00 | \$85.00 | \$1,806.00 | \$64,589 | \$140,286 | \$204,875 | |
| 2022 | \$2,031.00 | \$85.00 | \$2,116.00 | \$58,400 | \$127,100 | \$185,500 | |

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