



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 3:29:06 PM

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 12/13/2025)							
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	\$998.00	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:	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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