



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 1:36:02 PM

| General Details | | | | | | | |
|---|---|-------------------------------------|------------------|-------------------|------------------------------------|-----------------|---------------------|
| Parcel ID: | 475-0010-02890 | | | | | | |
| Document: | Torrens - 990995 | | | | | | |
| Document Date: | 10/13/2017 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | NEW INDEPENDENCE | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 18 | 52 | 17 | - | - | | | |
| Description: | LOT 4 INC PART OF VAC TOWNSHIP RD #5743 ADJ | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | MANELLA JOSEPH M | | | | | | |
| and Address: | 8207 TOWNSHIP RD #5743 ALBORN MN 55702 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | MANELLA JOSEPH M | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$1,235.00 | | | |
| 2025 - Special Assessments | | | | \$85.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$1,320.00 | | | |
| Current Tax Due (as of 5/13/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax \$660.00 | | 2025 - 2nd Half Tax \$660.00 | | | 2025 - 1st Half Tax Due \$660.00 | | |
| 2025 - 1st Half Tax Paid \$0.00 | | 2025 - 2nd Half Tax Paid \$0.00 | | | 2025 - 2nd Half Tax Due \$660.00 | | |
| 2025 - 1st Half Due \$660.00 | | 2025 - 2nd Half Due \$660.00 | | | 2025 - Total Due \$1,320.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 8207 TWP RD 5743, ALBORN MN | | | | | | |
| School District: | 2142 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | MANELLA, JOSEPH 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) | \$50,300 | \$142,500 | \$192,800 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$45,900 | \$0 | \$45,900 | \$0 | \$0 | - |
| Total: | | \$96,200 | \$142,500 | \$238,700 | \$0 | \$0 | 2095 |



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Land Details

Deeded Acres: 41.18
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 (HOUSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|-------------------------------|--------------------|
| HOUSE | 1971 | 936 | 936 | U Quality / 0 Ft ² | RAM - RAMBL/RNCH |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 26 | 36 | 936 | BASEMENT |
| OP | 1 | 4 | 8 | 32 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.0 BATH | 2 BEDROOMS | - | - | CENTRAL, PROPANE | |

Improvement 2 Details (GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 2013 | 780 | 780 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 26 | 30 | 780 | FLOATING SLAB |
| LT | 0 | 13 | 29 | 377 | POST ON GROUND |

Improvement 3 Details (SHEDS)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 200 | 200 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 10 | 20 | 200 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|--|------------|
| 10/2017 | \$200,000 (This is part of a multi parcel sale.) | 223487 |



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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 | \$50,300 | \$137,800 | \$188,100 | \$0 | \$0 | - |
| | 111 | \$45,900 | \$0 | \$45,900 | \$0 | \$0 | - |
| | Total | \$96,200 | \$137,800 | \$234,000 | \$0 | \$0 | 2,044.00 |
| 2023 Payable 2024 | 201 | \$43,600 | \$125,000 | \$168,600 | \$0 | \$0 | - |
| | 111 | \$38,600 | \$0 | \$38,600 | \$0 | \$0 | - |
| | Total | \$82,200 | \$125,000 | \$207,200 | \$0 | \$0 | 1,851.00 |
| 2022 Payable 2023 | 201 | \$36,700 | \$124,500 | \$161,200 | \$0 | \$0 | - |
| | 111 | \$36,900 | \$0 | \$36,900 | \$0 | \$0 | - |
| | Total | \$73,600 | \$124,500 | \$198,100 | \$0 | \$0 | 1,754.00 |
| 2021 Payable 2022 | 201 | \$36,700 | \$113,600 | \$150,300 | \$0 | \$0 | - |
| | 111 | \$36,900 | \$0 | \$36,900 | \$0 | \$0 | - |
| | Total | \$73,600 | \$113,600 | \$187,200 | \$0 | \$0 | 1,635.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$1,379.00 | \$85.00 | \$1,464.00 | \$76,494 | \$108,640 | \$185,134 | |
| 2023 | \$1,397.00 | \$85.00 | \$1,482.00 | \$68,425 | \$106,943 | \$175,368 | |
| 2022 | \$1,461.00 | \$85.00 | \$1,546.00 | \$67,810 | \$95,677 | \$163,487 | |

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