



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 1/17/2026 4:50:00 AM

General Details							
Parcel ID:		525-0010-02405					
Legal Description Details							
Plat Name:		SANDY					
	Section	Township	Range	Lot	Block		
	20	60	17	-	-		
Description:		S 450 FT OF W 600 FT OF NE1/4 OF SE1/4					
Taxpayer Details							
Taxpayer Name		RANFRANZ ALLAN					
and Address:		7935 HILL RD					
		VIRGINIA MN 55792					
Owner Details							
Owner Name		RANFRANZ ALLAN					
Tax Summary							
** Current Tax Summary will be made available by March 2026 **							
Current Tax Due (as of 1/16/2026)							
** Current Taxes Payable in 2026 will be made available by March 2026 **							
Parcel Details							
Property Address:		7935 HILL RD, VIRGINIA MN					
School District:		2909					
Tax Increment District:		-					
Property/Homesteader:		RANFRANZ, ALLAN & PATTI					
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)	\$33,900	\$131,200	\$165,100	\$0	\$0	-
Total:		\$33,900	\$131,200	\$165,100	\$0	\$0	1334



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Land Details

Deeded Acres: 6.21
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 (SFR)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	1,232	1,232	U Quality / 0 Ft ²	1S - 1 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	28	448	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1	28	28	784	BASEMENT WITH EXTERIOR ENTRANCE
DK	0	8	14	112	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	-	-	1	CENTRAL, PROPANE	

Improvement 2 Details (8X20 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND

Improvement 3 Details (16X18WDSHD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	288	288	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	18	288	POST ON GROUND

Improvement 4 Details (NEW DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2015	832	832	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	32	26	832	-
LT	1	10	32	320	POST ON GROUND

Improvement 5 Details (Bird Coop)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1995	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	16	192	POST ON GROUND



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Improvement 6 Details (New STG)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	2015	144	144	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	12	12	144	FLOATING SLAB	

Improvement 7 Details (Doghouse)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	60	60	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	5	12	60	POST ON GROUND	

Sales Reported to the St. Louis County Auditor						
No Sales information reported.						

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	201	\$33,900	\$131,200	\$165,100	\$0	\$0	-
	Total	\$33,900	\$131,200	\$165,100	\$0	\$0	1,334.00
2024 Payable 2025	201	\$29,600	\$97,000	\$126,600	\$0	\$0	-
	Total	\$29,600	\$97,000	\$126,600	\$0	\$0	914.00
2023 Payable 2024	201	\$28,500	\$97,000	\$125,500	\$0	\$0	-
	Total	\$28,500	\$97,000	\$125,500	\$0	\$0	996.00
2022 Payable 2023	201	\$28,500	\$97,000	\$125,500	\$0	\$0	-
	Total	\$28,500	\$97,000	\$125,500	\$0	\$0	996.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$481.00	\$85.00	\$566.00	\$21,380	\$70,064	\$91,444
2024	\$783.00	\$85.00	\$868.00	\$22,608	\$76,947	\$99,555
2023	\$791.00	\$85.00	\$876.00	\$22,608	\$76,947	\$99,555

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