



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	20	Township	60	Range	17	Lot	Block							
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							



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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

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/webPlatsframe/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



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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

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

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.