



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 1/17/2026 4:51:22 AM

| General Details | | | | | | | | | | | | | | |
|--|---|----------|----------|-----------|--------------|--------------|------------------|--|--|--|--|--|--|--|
| Parcel ID: | 525-0010-02530 | | | | | | | | | | | | | |
| Legal Description Details | | | | | | | | | | | | | | |
| Plat Name: | SANDY | | | | | | | | | | | | | |
| Section | 21 | Township | 60 | Range | 17 | Lot | Block | | | | | | | |
| Description: | NE 1/4 OF SW 1/4 EX 1 5/100 AC AT SE CORNER | | | | | | | | | | | | | |
| Taxpayer Details | | | | | | | | | | | | | | |
| Taxpayer Name | KORCHA JOHN | | | | | | | | | | | | | |
| and Address: | 2607 S HEIGHTS DR NW COON RAPIDS MN 55433-3512 | | | | | | | | | | | | | |
| Owner Details | | | | | | | | | | | | | | |
| Owner Name | KORCHA JOHN E | | | | | | | | | | | | | |
| 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: | 7847 HILL RD, VIRGINIA MN | | | | | | | | | | | | | |
| School District: | 2909 | | | | | | | | | | | | | |
| Tax Increment District: | - | | | | | | | | | | | | | |
| Property/Homesteader: | KORCHA, KENNETH & DRUMM, BRENDA | | | | | | | | | | | | | |
| 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 | 3 - Relative Homestead (100.00% total) | \$35,500 | \$8,000 | \$43,500 | \$0 | \$0 | - | | | | | | | |
| 111 | 0 - Non Homestead | \$29,900 | \$0 | \$29,900 | \$0 | \$0 | - | | | | | | | |
| Total: | | \$65,400 | \$8,000 | \$73,400 | \$0 | \$0 | 560 | | | | | | | |



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Land Details

| | |
|--------------------|-----------------------------|
| Deeded Acres: | 38.95 |
| 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 (14X66 MH+)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|---------------|----------------------------|----------------------------|-----------------|--------------------|
| MANUFACTURED HOME | 1972 | 1,164 | 1,164 | - | SGL - SGL WIDE |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 12 | 20 | 240 | POST ON GROUND |
| BAS | 0 | 14 | 66 | 924 | POST ON GROUND |
| DK | 0 | 8 | 10 | 80 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.5 BATHS | 3 BEDROOMS | - | - | CENTRAL, WOOD | |

Improvement 2 Details (10X47MH ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 470 | 470 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 10 | 47 | 470 | POST ON GROUND |

Improvement 3 Details (12X56MH ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 672 | 672 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 12 | 56 | 672 | POST ON GROUND |

Improvement 4 Details (WOODSHED)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 440 | 440 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 11 | 40 | 440 | POST ON GROUND |

Improvement 5 Details (MTL ST/G)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 64 | 64 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 8 | 64 | POST ON GROUND |

Improvement 6 Details (METAL STG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1995 | 100 | 100 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 10 | 10 | 100 | POST ON GROUND |



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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 | \$35,500 | \$8,000 | \$43,500 | \$0 | \$0 | - |
| | 111 | \$29,900 | \$0 | \$29,900 | \$0 | \$0 | - |
| | Total | \$65,400 | \$8,000 | \$73,400 | \$0 | \$0 | 560.00 |
| 2024 Payable 2025 | 201 | \$31,000 | \$9,400 | \$40,400 | \$0 | \$0 | - |
| | 111 | \$25,000 | \$0 | \$25,000 | \$0 | \$0 | - |
| | Total | \$56,000 | \$9,400 | \$65,400 | \$0 | \$0 | 492.00 |
| 2023 Payable 2024 | 201 | \$29,800 | \$9,400 | \$39,200 | \$0 | \$0 | - |
| | 111 | \$23,800 | \$0 | \$23,800 | \$0 | \$0 | - |
| | Total | \$53,600 | \$9,400 | \$63,000 | \$0 | \$0 | 473.00 |
| 2022 Payable 2023 | 201 | \$29,800 | \$9,400 | \$39,200 | \$0 | \$0 | - |
| | 111 | \$23,800 | \$0 | \$23,800 | \$0 | \$0 | - |
| | Total | \$53,600 | \$9,400 | \$63,000 | \$0 | \$0 | 473.00 |

Tax Detail History

| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|----------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| | | | | | | |
| 2025 | \$211.00 | \$25.00 | \$236.00 | \$43,600 | \$5,640 | \$49,240 |
| 2024 | \$203.00 | \$25.00 | \$228.00 | \$41,680 | \$5,640 | \$47,320 |
| 2023 | \$205.00 | \$25.00 | \$230.00 | \$41,680 | \$5,640 | \$47,320 |

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