



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 1/17/2026 4:51:25 AM

## General Details

Parcel ID: 525-0010-02640  
 Document: Abstract - 01443832  
 Document Date: 05/19/2022

## Legal Description Details

Plat Name:	SANDY			
Section	Township	Range	Lot	Block
21	60	17	-	-
Description:	SE 1/4 OF SE 1/4			

## Taxpayer Details

Taxpayer Name and Address: LEONI MARYANN NOVAK-HOKKANEN &  
 HOKKANEN RANDY  
 5420 GARDEN DR S  
 MT IRON MN 55768

## Owner Details

Owner Name: HOKKANEN RANDY J  
 Owner Name: LEONI MARYANN NOVAK-HOKKANEN

## 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: 7710 HILL RD, VIRGINIA MN  
 School District: 2909  
 Tax Increment District: -  
 Property/Homesteader: -

## Assessment Details (2025 Payable 2026)

Class Code <b>(Legend)</b>	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
204	0 - Non Homestead	\$35,500	\$115,700	\$151,200	\$0	\$0	-
111	0 - Non Homestead	\$15,700	\$0	\$15,700	\$0	\$0	-
	<b>Total:</b>	<b>\$51,200</b>	<b>\$115,700</b>	<b>\$166,900</b>	<b>\$0</b>	<b>\$0</b>	<b>1669</b>



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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/webPlatsframe/frmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	0	1,288	1,748	U Quality / 0 Ft <sup>2</sup>	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1.2	23	32	736	BASEMENT
BAS	1.5	23	24	552	BASEMENT
CW	0	5	8	40	FOUNDATION
DK	1	5	10	50	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	4 BEDROOMS	-	0	CENTRAL, FUEL OIL	

## Improvement 2 Details (22X24 DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	0	528	528	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	24	528	FLOATING SLAB

## Improvement 3 Details (32X46 BRN)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
BARN	0	1,472	1,472	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	32	46	1,472	FOUNDATION

## Improvement 4 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SAUNA	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	120	POST ON GROUND

## Improvement 5 Details (STORAGE MH)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	1965	672	672	-	SGL - SGL WIDE
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	56	672	POST ON GROUND
CN	0	4	6	24	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1 BATH	-	-	-	CENTRAL, FUEL OIL	



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## Improvement 6 Details (Old Barn)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	960	960	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	40	960	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

No Sales information reported.

## Assessment History

Year	Class Code ( <b>Legend</b> )	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	204	\$35,500	\$115,700	\$151,200	\$0	\$0	-
	111	\$15,700	\$0	\$15,700	\$0	\$0	-
	<b>Total</b>	<b>\$51,200</b>	<b>\$115,700</b>	<b>\$166,900</b>	<b>\$0</b>	<b>\$0</b>	<b>1,669.00</b>
2024 Payable 2025	204	\$31,000	\$91,400	\$122,400	\$0	\$0	-
	111	\$13,200	\$0	\$13,200	\$0	\$0	-
	<b>Total</b>	<b>\$44,200</b>	<b>\$91,400</b>	<b>\$135,600</b>	<b>\$0</b>	<b>\$0</b>	<b>1,356.00</b>
2023 Payable 2024	204	\$29,800	\$91,400	\$121,200	\$0	\$0	-
	111	\$12,500	\$0	\$12,500	\$0	\$0	-
	<b>Total</b>	<b>\$42,300</b>	<b>\$91,400</b>	<b>\$133,700</b>	<b>\$0</b>	<b>\$0</b>	<b>1,337.00</b>
2022 Payable 2023	204	\$29,800	\$91,400	\$121,200	\$0	\$0	-
	111	\$12,500	\$0	\$12,500	\$0	\$0	-
	<b>Total</b>	<b>\$42,300</b>	<b>\$91,400</b>	<b>\$133,700</b>	<b>\$0</b>	<b>\$0</b>	<b>1,337.00</b>

## Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$1,381.00	\$85.00	\$1,466.00	\$44,200	\$91,400	\$135,600
2024	\$1,371.00	\$85.00	\$1,456.00	\$42,300	\$91,400	\$133,700
2023	\$1,377.00	\$85.00	\$1,462.00	\$42,300	\$91,400	\$133,700

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