



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 1/17/2026 7:52:18 AM

General Details							
Parcel ID:	525-0010-03115						
Document:	Abstract - 01315096						
Document Date:	07/18/2017						
Legal Description Details							
Plat Name:	SANDY						
Section	Township	Range	Lot	Block			
24	60	17	-	-			
Description:	N 425 FT OF E 425 FT OF NW1/4 OF SE1/4						
Taxpayer Details							
Taxpayer Name	KANGAS KENDALL R						
and Address:	5909 SHEPARD LANE						
	CHAMPLIN MN 55316						
Owner Details							
Owner Name	KANGAS KENDALL R						
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:	7162 HILL RD, VIRGINIA MN						
School District:	2909						
Tax Increment District:	-						
Property/Homesteader:	-						
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
204	0 - Non Homestead	\$27,000	\$149,900	\$176,900	\$0	\$0	-
Total:		\$27,000	\$149,900	\$176,900	\$0	\$0	1769



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Land Details

Deeded Acres:	4.15
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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1956	1,472	1,472	ECO Quality / 552 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	8	32	WALKOUT BASEMENT
BAS	1	12	28	336	WALKOUT BASEMENT
BAS	1	24	46	1,104	WALKOUT BASEMENT
OP	1	3	5	15	FOUNDATION
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	3 BEDROOMS	-	0	CENTRAL, FUEL OIL	

Improvement 2 Details (24X34 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	816	816	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	34	816	FLOATING SLAB

Improvement 3 Details (28X40 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	1,120	1,120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	40	1,120	POST ON GROUND

Improvement 4 Details (SCREEN PCH)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SCREEN HOUSE	0	112	112	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	112	POST ON GROUND

Improvement 5 Details (SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1995	36	36	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	6	36	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2017	\$65,000	222407



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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
2025 Payable 2026	204	\$27,000	\$149,900	\$176,900	\$0	\$0	-
	Total	\$27,000	\$149,900	\$176,900	\$0	\$0	1,769.00
2024 Payable 2025	204	\$23,900	\$87,800	\$111,700	\$0	\$0	-
	Total	\$23,900	\$87,800	\$111,700	\$0	\$0	1,117.00
2023 Payable 2024	204	\$23,100	\$87,800	\$110,900	\$0	\$0	-
	Total	\$23,100	\$87,800	\$110,900	\$0	\$0	1,109.00
2022 Payable 2023	204	\$23,100	\$87,800	\$110,900	\$0	\$0	-
	Total	\$23,100	\$87,800	\$110,900	\$0	\$0	1,109.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$1,161.00	\$85.00	\$1,246.00	\$23,900	\$87,800	\$111,700	
2024	\$1,159.00	\$85.00	\$1,244.00	\$23,100	\$87,800	\$110,900	
2023	\$1,163.00	\$85.00	\$1,248.00	\$23,100	\$87,800	\$110,900	

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