



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 1/17/2026 11:01:40 AM

| General Details                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |             |              |                 |                 |                     |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|--------------|-----------------|-----------------|---------------------|
| Parcel ID:                                                               | 525-0020-00201                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |             |              |                 |                 |                     |
| Document:                                                                | Abstract - 01299065                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |             |              |                 |                 |                     |
| Document Date:                                                           | 06/29/2016                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |             |              |                 |                 |                     |
| Legal Description Details                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |             |              |                 |                 |                     |
| Plat Name:                                                               | SANDY                                                                                                                                                                                                                                                                                                                                                                                                                                                        |             |             |              |                 |                 |                     |
| Section                                                                  | Township                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Range       | Lot         | Block        |                 |                 |                     |
| 29                                                                       | 60                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 17          | -           | -            |                 |                 |                     |
| Description:                                                             | THAT PART OF E1/2 OF SW1/4 OF NE1/4 DESC AS FOLLOWS: STARTING AT A POINT ON W LINE OF E1/2 OF SW1/4 OF NE1/4 100 FT S OF NW CORNER OF E1/2 OF SW1/4 OF NE1/4 WHICH POINT IS THE POINT OF BEGINNING; THENCE PROCEED NLY 100 FT ALONG W LINE TO NW CORNER; THENCE ELY ALONG N LINE OF E1/2 OF SW1/4 OF NE1/4 90 FT; THENCE SLY ON A LINE PARALLEL TO E LINE OF SW1/4 OF NE1/4 40 FT TO A POINT; THENCE SWLY ON A STRAIGHT LINE BACK TO THE POINT OF BEGINNING. |             |             |              |                 |                 |                     |
| Taxpayer Details                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |             |              |                 |                 |                     |
| Taxpayer Name                                                            | MANNING ROGER & JESSE                                                                                                                                                                                                                                                                                                                                                                                                                                        |             |             |              |                 |                 |                     |
| and Address:                                                             | 7431 NORTH JARVINEN RD<br>VIRGINIA MN 55792                                                                                                                                                                                                                                                                                                                                                                                                                  |             |             |              |                 |                 |                     |
| Owner Details                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |             |              |                 |                 |                     |
| Owner Name                                                               | MANNING JESSE                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |             |              |                 |                 |                     |
| Owner Name                                                               | MANNING ROGER                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |             |              |                 |                 |                     |
| 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:                                                        | -                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             |             |              |                 |                 |                     |
| School District:                                                         | 2909                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |             |              |                 |                 |                     |
| Tax Increment District:                                                  | -                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             |             |              |                 |                 |                     |
| Property/Homesteader:                                                    | MANNING,ROGER                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |             |              |                 |                 |                     |
| Assessment Details (2025 Payable 2026)                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |             |              |                 |                 |                     |
| Class Code<br>(Legend)                                                   | Homestead<br>Status                                                                                                                                                                                                                                                                                                                                                                                                                                          | Land<br>EMV | Bldg<br>EMV | Total<br>EMV | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 111                                                                      | 0 - Non Homestead                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$200       | \$0         | \$200        | \$0             | \$0             | -                   |
| Total:                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$200       | \$0         | \$200        | \$0             | \$0             | 2                   |



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| Land Details                                                                                                                                                                                                                                                                                                                                                                                         |                        |                     |                                 |                 |                     |                  |                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres:                                                                                                                                                                                                                                                                                                                                                                                        | 0.15                   |                     |                                 |                 |                     |                  |                  |
| Waterfront:                                                                                                                                                                                                                                                                                                                                                                                          | -                      |                     |                                 |                 |                     |                  |                  |
| Water Front Feet:                                                                                                                                                                                                                                                                                                                                                                                    | 0.00                   |                     |                                 |                 |                     |                  |                  |
| Water Code & Desc:                                                                                                                                                                                                                                                                                                                                                                                   | -                      |                     |                                 |                 |                     |                  |                  |
| Gas Code & Desc:                                                                                                                                                                                                                                                                                                                                                                                     | -                      |                     |                                 |                 |                     |                  |                  |
| Sewer Code & Desc:                                                                                                                                                                                                                                                                                                                                                                                   | -                      |                     |                                 |                 |                     |                  |                  |
| 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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frnPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frnPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                        |                     |                                 |                 |                     |                  |                  |
| Sales Reported to the St. Louis County Auditor                                                                                                                                                                                                                                                                                                                                                       |                        |                     |                                 |                 |                     |                  |                  |
| No Sales information reported.                                                                                                                                                                                                                                                                                                                                                                       |                        |                     |                                 |                 |                     |                  |                  |
| Assessment History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                     |                                 |                 |                     |                  |                  |
| Year                                                                                                                                                                                                                                                                                                                                                                                                 | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2025 Payable 2026                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$200               | \$0                             | \$200           | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$200               | \$0                             | \$200           | \$0                 | \$0              | 2.00             |
| 2024 Payable 2025                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$100               | \$0                             | \$100           | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$100               | \$0                             | \$100           | \$0                 | \$0              | 1.00             |
| 2023 Payable 2024                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$100               | \$0                             | \$100           | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$100               | \$0                             | \$100           | \$0                 | \$0              | 1.00             |
| 2022 Payable 2023                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$100               | \$0                             | \$100           | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$100               | \$0                             | \$100           | \$0                 | \$0              | 1.00             |
| Tax Detail History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year                                                                                                                                                                                                                                                                                                                                                                                             | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2025                                                                                                                                                                                                                                                                                                                                                                                                 | \$2.00                 | \$0.00              | \$2.00                          | \$100           | \$0                 | \$100            |                  |
| 2024                                                                                                                                                                                                                                                                                                                                                                                                 | \$2.00                 | \$0.00              | \$2.00                          | \$100           | \$0                 | \$100            |                  |
| 2023                                                                                                                                                                                                                                                                                                                                                                                                 | \$2.00                 | \$0.00              | \$2.00                          | \$100           | \$0                 | \$100            |                  |

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