



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 8/5/2025 10:36:05 AM

General Details							
Parcel ID:	545-0010-03780						
Document:	Abstract - 1355525						
Document Date:	05/16/2019						
Legal Description Details							
Plat Name:	STURGEON						
Section	Township	Range	Lot	Block			
23	61	20	-	-			
Description:	NE 1/4 OF SE 1/4						
Taxpayer Details							
Taxpayer Name	ABTS JOHN & MELISSA						
and Address:	8795 ROINI RD						
	ANGORA MN 55703						
Owner Details							
Owner Name	ABTS JOHN A						
Owner Name	ABTS MELISSA J						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,049.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$3,134.00			
Current Tax Due (as of 8/4/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,567.00	2025 - 2nd Half Tax	\$1,567.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,567.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,567.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,567.00	2025 - Total Due	\$1,567.00		
Parcel Details							
Property Address:	8795 ROINI RD, ANGORA MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	ABTS, JOHN & MELISSA						
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)	\$30,500	\$362,900	\$393,400	\$0	\$0	-
111	0 - Non Homestead	\$26,800	\$0	\$26,800	\$0	\$0	-
Total:		\$57,300	\$362,900	\$420,200	\$0	\$0	4091



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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/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (NEW SFR)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2008	2,232	4,284	-	2S - 2 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	3	60	180	-
BAS	2	0	0	2,052	-
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.0 BATHS	3 BEDROOMS	7 ROOMS		-	CENTRAL, ELECTRIC

Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1950	528	528	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	24	528	POST ON GROUND

Improvement 3 Details (BARN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BARN	1940	988	1,482	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1.5	26	38	988	POST ON GROUND
LT	0	26	38	988	POST ON GROUND

Improvement 4 Details (3 MISC ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1950	1,060	1,060	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	26	312	POST ON GROUND
BAS	0	14	20	280	POST ON GROUND
BAS	0	18	26	468	POST ON GROUND

Improvement 5 Details (SAUNA?)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SAUNA	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	16	192	FLOATING SLAB



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Improvement 6 Details (OLD HOUSE)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	600	750	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1.2	20	30	600	POST ON GROUND	
CWX	1	10	20	200	POST ON GROUND	

Improvement 7 Details (8X12 ST)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	1940	96	96	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	8	12	96	POST ON GROUND	

Sales Reported to the St. Louis County Auditor			
Sale Date	Purchase Price	CRV Number	
05/2000	\$55,000 (This is part of a multi parcel sale.)	140017	
11/1992	\$2,500	87259	
11/1992	\$7,500	87264	

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201	\$31,100	\$336,700	\$367,800	\$0	\$0	-
	111	\$27,500	\$0	\$27,500	\$0	\$0	-
	Total	\$58,600	\$336,700	\$395,300	\$0	\$0	3,819.00
2023 Payable 2024	201	\$27,300	\$323,400	\$350,700	\$0	\$0	-
	111	\$22,900	\$0	\$22,900	\$0	\$0	-
	Total	\$50,200	\$323,400	\$373,600	\$0	\$0	3,679.00
2022 Payable 2023	201	\$26,300	\$308,800	\$335,100	\$0	\$0	-
	111	\$21,800	\$0	\$21,800	\$0	\$0	-
	Total	\$48,100	\$308,800	\$356,900	\$0	\$0	3,498.00
2021 Payable 2022	101	\$24,600	\$278,900	\$303,500	\$0	\$0	-
	121	\$19,800	\$0	\$19,800	\$0	\$0	-
	Total	\$44,400	\$278,900	\$323,300	\$0	\$0	2,945.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$3,219.00	\$85.00	\$3,304.00	\$49,758	\$318,165	\$367,923
2023	\$3,267.00	\$85.00	\$3,352.00	\$47,544	\$302,275	\$349,819
2022	\$2,907.00	\$85.00	\$2,992.00	\$43,828	\$268,179	\$312,007



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