



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 8/6/2025 1:29:26 AM

General Details							
Parcel ID:		545-0010-03880					
Document:		Abstract - 780174					
Document Date:		01/28/2000					
Legal Description Details							
Plat Name:		STURGEON					
Section	Township	Range	Lot	Block			
24	61	20	-	-			
Description:		SW 1/4 OF NW 1/4					
Taxpayer Details							
Taxpayer Name		CONVERSE GREGORY					
and Address:		PO BOX 262					
		SHAFER MN 55074					
Owner Details							
Owner Name		CONVERSE GREGORY LEE					
Owner Name		CONVERSE JANET RENEE					
Payable 2025 Tax Summary							
2025 - Net Tax				\$843.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$928.00			
Current Tax Due (as of 8/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$464.00		2025 - 2nd Half Tax \$464.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$464.00		2025 - 2nd Half Tax Paid \$464.00			2025 - 2nd Half Tax Due \$0.00		
2025 - 1st Half Due \$0.00		2025 - 2nd Half Due \$0.00			2025 - Total Due \$0.00		
Parcel Details							
Property Address:		8804 ROINI RD, ANGORA MN					
School District:		2142					
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
151	0 - Non Homestead	\$29,600	\$42,200	\$71,800	\$0	\$0	-
111	0 - Non Homestead	\$25,600	\$0	\$25,600	\$0	\$0	-
Total:		\$55,200	\$42,200	\$97,400	\$0	\$0	974



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Land Details

Deeded Acres: 40.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: D - DUG 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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1925	870	1,088	-	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1.2	29	30	870	FOUNDATION
CN	1	5	11	55	FOUNDATION
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	2 BEDROOMS	4 ROOMS	0	STOVE/SPCE, FUEL OIL	

Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1950	840	840	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	30	840	POST ON GROUND

Improvement 3 Details (12X14 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1940	168	168	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	14	168	POST ON GROUND

Improvement 4 Details (8X14 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	112	112	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	14	112	POST ON GROUND

Improvement 5 Details (ST FIELD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	POST ON GROUND

Improvement 6 Details (GRAIN BIN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	113	113	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	113	POST ON GROUND



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Improvement 7 Details (BOILER)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	24	24	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	6	24	POST ON GROUND

Improvement 8 Details (PRIVY)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	24	24	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	6	24	POST ON GROUND

Improvement 9 Details (ROOF ST)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	360	360	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	18	20	360	POST ON GROUND

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
01/2000	\$64,500 (This is part of a multi parcel sale.)	132819
10/1996	\$43,500 (This is part of a multi parcel sale.)	112241
10/1994	\$19,800 (This is part of a multi parcel sale.)	112242

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	151	\$30,300	\$39,200	\$69,500	\$0	\$0	-
	111	\$26,300	\$0	\$26,300	\$0	\$0	-
	Total	\$56,600	\$39,200	\$95,800	\$0	\$0	958.00
2023 Payable 2024	151	\$26,100	\$37,500	\$63,600	\$0	\$0	-
	111	\$21,900	\$0	\$21,900	\$0	\$0	-
	Total	\$48,000	\$37,500	\$85,500	\$0	\$0	855.00
2022 Payable 2023	151	\$25,200	\$35,700	\$60,900	\$0	\$0	-
	111	\$20,800	\$0	\$20,800	\$0	\$0	-
	Total	\$46,000	\$35,700	\$81,700	\$0	\$0	817.00
2021 Payable 2022	151	\$23,300	\$32,400	\$55,700	\$0	\$0	-
	111	\$18,900	\$0	\$18,900	\$0	\$0	-
	Total	\$42,200	\$32,400	\$74,600	\$0	\$0	746.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$757.00	\$85.00	\$842.00	\$48,000	\$37,500	\$85,500
2023	\$781.00	\$85.00	\$866.00	\$46,000	\$35,700	\$81,700
2022	\$807.00	\$85.00	\$892.00	\$42,200	\$32,400	\$74,600



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