



Date of Report: 12/15/2025 1:49:11 PM

General Details															
Parcel ID:		560-0011-04080													
Legal Description Details															
Plat Name:		VERMILION LAKE													
Section		Township		Range		Lot									
25		61		16		-									
Description:		SE1/4 OF SW1/4 EX PART COMM AT SW CORNER THENCE ELY 844 FT TO PT OF BEG THENCE ELY ALONG S LINE 476 FT TO SE CORNER OF SAID FORTY THENCE N 800 FT TO R/W OF HWY #26 THENCE W ALONG HWY 535 FT THENCE SLY 746 FT TO PT OF BEG													
Taxpayer Details															
Taxpayer Name		COAN DEAN L & SHEREE													
and Address:		6026 WAHLSTEN RD TOWER MN 55790													
Owner Details															
Owner Name		COAN DEAN L ETUX													
Payable 2025 Tax Summary															
		2025 - Net Tax				\$417.00									
		2025 - Special Assessments				\$85.00									
		2025 - Total Tax & Special Assessments				\$502.00									
Current Tax Due (as of 12/14/2025)															
Due May 15		Due November 15				Total Due									
2025 - 1st Half Tax \$251.00		2025 - 2nd Half Tax \$251.00				2025 - 1st Half Tax Due \$0.00									
2025 - 1st Half Tax Paid \$251.00		2025 - 2nd Half Tax Paid \$251.00				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:		6026 WAHLSTEN RD, TOWER MN													
School District:		2142													
Tax Increment District:		-													
Property/Homesteader:		COAN, DEAN L & SHEREE E													
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	
101		1 - Owner Homestead (100.00% total)		\$77,100		\$120,400		\$197,500		\$0		\$0		-	
		Total:		\$77,100		\$120,400		\$197,500		\$0		\$0		1369	



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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Land Details

Deeded Acres: 31.00
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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1973	1,200	1,200	ECO Quality / 600 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	50	1,200	TREATED WOOD
DK	1	6	8	48	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
0.75 BATH	2 BEDROOMS	-		0	CENTRAL, WOOD

Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1988	1,232	1,232	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	44	1,232	FLOATING SLAB

Improvement 3 Details (16x18ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	288	288	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	18	288	POST ON GROUND

Improvement 4 Details (CHICK COOP)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	16	160	POST ON GROUND

Improvement 5 Details (LOG BN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	16	192	POST ON GROUND
LT	1	8	12	96	POST ON GROUND

Improvement 6 Details (LOAFING)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	684	684	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	19	36	684	POST ON GROUND



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Improvement 7 Details (METAL SHED)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	100	100	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	10	10	100	POST ON GROUND		
Sales Reported to the St. Louis County Auditor							
No Sales information reported.							
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	101	\$77,100	\$120,400	\$197,500	\$0	\$0	-
	Total	\$77,100	\$120,400	\$197,500	\$0	\$0	1,369.00
2023 Payable 2024	101	\$65,700	\$120,400	\$186,100	\$0	\$0	-
	Total	\$65,700	\$120,400	\$186,100	\$0	\$0	1,386.00
2022 Payable 2023	101	\$57,200	\$102,500	\$159,700	\$0	\$0	-
	Total	\$57,200	\$102,500	\$159,700	\$0	\$0	1,138.00
2021 Payable 2022	101	\$41,500	\$73,000	\$114,500	\$0	\$0	-
	Total	\$41,500	\$73,000	\$114,500	\$0	\$0	694.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$727.00	\$85.00	\$812.00	\$61,468	\$100,010	\$161,478	
2023	\$601.00	\$85.00	\$686.00	\$52,452	\$80,862	\$133,314	
2022	\$301.00	\$85.00	\$386.00	\$36,425	\$48,368	\$84,793	

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