



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 11:54:40 AM

| 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 5/13/2025) | | | | | | | |
| 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 Due | | \$0.00 | | 2025 - 2nd Half Tax Paid | | \$251.00 | |
| 2025 - 1st Half Due | | \$0.00 | | 2025 - 2nd Half Due | | \$0.00 | |
| 2025 - 1st Half Tax Paid | | \$251.00 | | 2025 - 2nd Half Tax 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 | |
| 101 | | 1 - Owner Homestead (100.00% total) | | \$77,100 | | \$120,400 | |
| Total: | | | | \$77,100 | | \$120,400 | |
| | | | | \$197,500 | | \$0 | |
| | | | | \$0 | | \$0 | |
| | | | | | | 1369 | |



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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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