



Date of Report: 5/6/2025 7:03:28 AM

| General Details | | | | | | | |
|---------------------------------------------------|----------------------|----------------------------|-----------------|----------------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 565-0010-01430 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | WAASA | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 10 | 60 | 14 | - | - | | | |
| Description: | N1/2 OF NW1/4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | RUHLAND JAMES M | | | | | | |
| and Address: | 2710 HIDDEN CREEK LN | | | | | | |
| | WAYZATA MN 55391 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | RUHLAND JAMES M | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | \$879.00 | | | | | |
| 2025 - Special Assessments | | \$85.00 | | | | | |
| 2025 - Total Tax & Special Assessments | | \$964.00 | | | | | |
| Current Tax Due (as of 5/5/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | Total Due | | | |
| 2025 - 1st Half Tax | \$482.00 | 2025 - 2nd Half Tax | \$482.00 | 2025 - 1st Half Tax Due \$482.00 | | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due \$482.00 | | | |
| 2025 - 1st Half Due | \$482.00 | 2025 - 2nd Half Due | \$482.00 | 2025 - Total Due \$964.00 | | | |
| Parcel Details | | | | | | | |
| Property Address: | - | | | | | | |
| 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 | \$31,100 | \$21,800 | \$52,900 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$49,600 | \$0 | \$49,600 | \$0 | \$0 | - |
| Total: | | \$80,700 | \$21,800 | \$102,500 | \$0 | \$0 | 1025 |



PROPERTY DETAILS REPORT

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Land Details

Deeded Acres: 80.00
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 <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (MH)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|---------------|----------------------------|----------------------------|-----------------|--------------------|
| MANUFACTURED HOME | 0 | 924 | 924 | - | SGL - SGL WIDE |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 14 | 66 | 924 | POST ON GROUND |
| DK | 0 | 10 | 14 | 140 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 0 BATH | 2 BEDROOMS | - | - | CENTRAL, GAS | |

Improvement 2 Details (8X12 ST)

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

Improvement 3 Details (WS)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 96 | 96 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 8 | 12 | 96 | POST ON GROUND |
| LT | 0 | 6 | 6 | 36 | POST ON GROUND |

Improvement 4 Details (GREEN SLP)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SLEEPER | 0 | 160 | 160 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 20 | 160 | POST ON GROUND |
| LT | 1 | 8 | 20 | 160 | POST ON GROUND |

Improvement 5 Details (SLP BY RD)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SLEEPER | 0 | 304 | 304 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 8 | 64 | POST ON GROUND |
| BAS | 1 | 12 | 20 | 240 | POST ON GROUND |



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| Improvement 6 Details (TT) | | | | | | |
|----------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| | 0 | 70 | 70 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | |
| BAS | 0 | 10 | 7 | 70 | - | |

| Improvement 7 Details (St) | | | | | | |
|----------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| STORAGE BUILDING | 0 | 96 | 96 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | |
| BAS | 1 | 8 | 12 | 96 | POST ON GROUND | |

| Sales Reported to the St. Louis County Auditor | | | | | | |
|------------------------------------------------|--|-------------------------------------------------|--|------------|--|--|
| Sale Date | | Purchase Price | | CRV Number | | |
| 01/1994 | | \$14,000 (This is part of a multi parcel sale.) | | 96164 | | |
| 03/1992 | | \$0 (This is part of a multi parcel sale.) | | 82377 | | |

| 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 | \$34,400 | \$18,600 | \$53,000 | \$0 | \$0 | - |
| | 111 | \$55,100 | \$0 | \$55,100 | \$0 | \$0 | - |
| | Total | \$89,500 | \$18,600 | \$108,100 | \$0 | \$0 | 1,081.00 |
| 2023 Payable 2024 | 151 | \$29,000 | \$15,500 | \$44,500 | \$0 | \$0 | - |
| | 111 | \$45,900 | \$0 | \$45,900 | \$0 | \$0 | - |
| | Total | \$74,900 | \$15,500 | \$90,400 | \$0 | \$0 | 904.00 |
| 2022 Payable 2023 | 151 | \$29,000 | \$14,100 | \$43,100 | \$0 | \$0 | - |
| | 111 | \$45,900 | \$0 | \$45,900 | \$0 | \$0 | - |
| | Total | \$74,900 | \$14,100 | \$89,000 | \$0 | \$0 | 890.00 |
| 2021 Payable 2022 | 151 | \$22,700 | \$13,300 | \$36,000 | \$0 | \$0 | - |
| | 111 | \$37,300 | \$0 | \$37,300 | \$0 | \$0 | - |
| | Total | \$60,000 | \$13,300 | \$73,300 | \$0 | \$0 | 733.00 |

| Tax Detail History | | | | | | |
|--------------------|----------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024 | \$769.00 | \$85.00 | \$854.00 | \$74,900 | \$15,500 | \$90,400 |
| 2023 | \$811.00 | \$85.00 | \$896.00 | \$74,900 | \$14,100 | \$89,000 |
| 2022 | \$769.00 | \$85.00 | \$854.00 | \$60,000 | \$13,300 | \$73,300 |



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