



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:23:01 AM

General Details							
Parcel ID:	565-0010-02300						
Document:	Abstract - 01479149						
Document Date:	11/03/2023						
Legal Description Details							
Plat Name:	WAASA						
Section	Township	Range	Lot	Block			
15	60	14	-	-			
Description:	NE 1/4 OF NW 1/4						
Taxpayer Details							
Taxpayer Name	KOIVISTO JERAD W & WINIFRED F						
and Address:	7862 TEINILA RD EMBARRASS MN 55732						
Owner Details							
Owner Name	KOIVISTO JERAD W						
Owner Name	KOIVISTO WINIFRED F						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,377.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$1,462.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$731.00	2025 - 2nd Half Tax	\$731.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$731.00	2025 - 2nd Half Tax Paid	\$731.00	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:	7862 TEINILA RD, EMBARRASS MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	KOIVISTO, JERAD W & WINIFRED F						
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)	\$36,400	\$258,000	\$294,400	\$0	\$0	-
111	0 - Non Homestead	\$9,800	\$0	\$9,800	\$0	\$0	-
Total:		\$46,200	\$258,000	\$304,200	\$0	\$0	2841



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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 (SFD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1965	1,408	1,408	AVG Quality / 352 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	24	288	BASEMENT
BAS	1	28	40	1,120	BASEMENT
DK	1	5	8	40	POST ON GROUND
DK	1	5	10	50	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.25 BATHS	3 BEDROOMS	-		0	CENTRAL, FUEL OIL

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	336	336	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	24	336	FOUNDATION
LT	0	12	20	240	POST ON GROUND

Improvement 3 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	360	360	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	18	20	360	POST ON GROUND
LT	1	10	12	120	POST ON GROUND

Improvement 4 Details (GAMB SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	130	130	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	13	130	POST ON GROUND

Improvement 5 Details (New pb)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	1,260	1,260	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	42	1,260	POST ON GROUND



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Improvement 6 Details (Det. Gar.)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
GARAGE	2024	936	936	-	DETACHED	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	26	36	936	-	

Sales Reported to the St. Louis County Auditor						
Sale Date		Purchase Price			CRV Number	
11/2023		\$240,000			256910	
09/2016		\$53,000			217860	
08/2012		\$145,000			198884	

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	\$39,600	\$186,400	\$226,000	\$0	\$0	-
	111	\$10,900	\$0	\$10,900	\$0	\$0	-
	Total	\$50,500	\$186,400	\$236,900	\$0	\$0	2,107.00
2023 Payable 2024	201	\$34,300	\$154,600	\$188,900	\$0	\$0	-
	111	\$9,100	\$0	\$9,100	\$0	\$0	-
	Total	\$43,400	\$154,600	\$198,000	\$0	\$0	1,778.00
2022 Payable 2023	201	\$34,300	\$141,400	\$175,700	\$0	\$0	-
	111	\$9,100	\$0	\$9,100	\$0	\$0	-
	Total	\$43,400	\$141,400	\$184,800	\$0	\$0	1,634.00
2021 Payable 2022	201	\$28,300	\$113,500	\$141,800	\$0	\$0	-
	111	\$7,400	\$0	\$7,400	\$0	\$0	-
	Total	\$35,700	\$113,500	\$149,200	\$0	\$0	1,247.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,407.00	\$85.00	\$1,492.00	\$39,725	\$138,036	\$177,761
2023	\$1,363.00	\$85.00	\$1,448.00	\$39,217	\$124,156	\$163,373
2022	\$1,157.00	\$85.00	\$1,242.00	\$30,815	\$93,907	\$124,722

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