



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/19/2025 12:03:39 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		
<b>2025 - Total Tax &amp; Special Assessments</b>					<b>\$1,462.00</b>		
Current Tax Due (as of 9/18/2025)							
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		
<b>2025 - 1st Half Due \$0.00</b>		<b>2025 - 2nd Half Due \$0.00</b>			<b>2025 - Total Due \$0.00</b>		
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/frnPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (SFD)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1965	1,408	1,408	AVG Quality / 352 Ft <sup>2</sup>	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 <sup>2</sup>	Gross Area Ft <sup>2</sup>	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 <sup>2</sup>	Gross Area Ft <sup>2</sup>	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 <sup>2</sup>	Gross Area Ft <sup>2</sup>	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 <sup>2</sup>	Gross Area Ft <sup>2</sup>	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 <sup>2</sup>	Gross Area Ft <sup>2</sup>	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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