



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 10:58:34 AM

General Details							
Parcel ID:	565-0010-03400						
Document:	Abstract - 01270512						
Document Date:	09/17/2015						
Legal Description Details							
Plat Name:	WAASA						
Section	Township	Range	Lot	Block			
22	60	14	-	-			
Description:	NW 1/4 OF NE 1/4 EX 1 AC AT W SIDE						
Taxpayer Details							
Taxpayer Name	SIPOLA WILLIAM S & CAROLE A						
and Address:	7660 KAUNONEN RD						
	EMBARRASS MN 55732						
Owner Details							
Owner Name	SIPOLA CAROLE ANNE						
Owner Name	SIPOLA WILLIAM STEVEN						
Payable 2025 Tax Summary							
2025 - Net Tax			\$693.00				
2025 - Special Assessments			\$85.00				
2025 - Total Tax & Special Assessments			\$778.00				
Current Tax Due (as of 5/5/2025)							
Due May 15		Due November 15			Total Due		
2025 - 1st Half Tax	\$389.00	2025 - 2nd Half Tax	\$389.00	2025 - 1st Half Tax Due	\$389.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$389.00		
2025 - 1st Half Due	\$389.00	2025 - 2nd Half Due	\$389.00	2025 - Total Due	\$778.00		
Parcel Details							
Property Address:	7660 KAUNONEN LAKE RD, EMBARRASS MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	SIPOLA, WILLIAM S & CAROLE						
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)	\$30,000	\$218,200	\$248,200	\$0	\$0	-
121	1 - Owner Homestead (100.00% total)	\$37,100	\$0	\$37,100	\$0	\$0	-
Total:		\$67,100	\$218,200	\$285,300	\$0	\$0	2062



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Land Details

Deeded Acres: 39.00
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	1959	1,232	1,232	U Quality / 0 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	44	1,232	BASEMENT
DK	0	10	16	160	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	3 BEDROOMS	-	0	CENTRAL, FUEL OIL	

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	1,040	1,040	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	40	1,040	FLOATING SLAB

Improvement 3 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SAUNA	0	180	180	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	18	180	FLOATING SLAB

Improvement 4 Details (BARN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BARN	0	1,525	1,525	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	3	7	21	FLOATING SLAB
BAS	1	14	16	224	FLOATING SLAB
BAS	1	32	40	1,280	FLOATING SLAB

Improvement 5 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	1,632	1,632	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	34	48	1,632	FLOATING SLAB



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Improvement 6 Details (PB)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
POLE BUILDING	1993	3,240	3,240	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	40	81	3,240	POST ON GROUND	

Improvement 7 Details (QUONSET)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	672	672	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	24	28	672	POST ON GROUND	

Improvement 8 Details (WOODSHED)						
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	

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	\$32,400	\$186,600	\$219,000	\$0	\$0	-
	121	\$41,200	\$0	\$41,200	\$0	\$0	-
	Total	\$73,600	\$186,600	\$260,200	\$0	\$0	1,801.00
2023 Payable 2024	101	\$28,300	\$154,800	\$183,100	\$0	\$0	-
	121	\$34,300	\$0	\$34,300	\$0	\$0	-
	Total	\$62,600	\$154,800	\$217,400	\$0	\$0	1,524.00
2022 Payable 2023	101	\$28,300	\$141,600	\$169,900	\$0	\$0	-
	121	\$34,300	\$0	\$34,300	\$0	\$0	-
	Total	\$62,600	\$141,600	\$204,200	\$0	\$0	1,398.00
2021 Payable 2022	101	\$23,400	\$116,700	\$140,100	\$0	\$0	-
	121	\$27,900	\$0	\$27,900	\$0	\$0	-
	Total	\$51,300	\$116,700	\$168,000	\$0	\$0	1,054.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$801.00	\$85.00	\$886.00	\$59,258	\$133,241	\$192,499
2023	\$753.00	\$85.00	\$838.00	\$58,856	\$119,525	\$178,381
2022	\$595.00	\$85.00	\$680.00	\$46,939	\$92,758	\$139,697



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