



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 7:00:55 PM

| General Details                        |   |                 |                            |                  |                         |                 |                     |
|--|---|-----------------|----------------------------|------------------|-------------------------|-----------------|---------------------|
| Parcel ID:                             | 575-0010-00170                                    |                 |                            |                  |                         |                 |                     |
| Document:                              | Abstract - 01513729                               |                 |                            |                  |                         |                 |                     |
| Document Date:                         | 11/07/2024  |                 |                            |                  |                         |                 |                     |
| Legal Description Details              |   |                 |                            |                  |                         |                 |                     |
| Plat Name:                             | WILLOW VALLEY                                     |                 |                            |                  |                         |                 |                     |
|  | Section   | Township        | Range                      | Lot              | Block                   |                 |                     |
|  | 1   | 63              | 20                         | -                | -                       |                 |                     |
| Description:                           | SW 1/4 OF SE 1/4                                  |                 |                            |                  |                         |                 |                     |
| Taxpayer Details                       |   |                 |                            |                  |                         |                 |                     |
| Taxpayer Name                          | HANSON BRADLEY D                                  |                 |                            |                  |                         |                 |                     |
| and Address:                           | 27486 BAY RD<br>ONTONAGON MI 49953                |                 |                            |                  |                         |                 |                     |
| Owner Details                          |   |                 |                            |                  |                         |                 |                     |
| Owner Name                             | HANSON BRADLEY D                                  |                 |                            |                  |                         |                 |                     |
| Owner Name                             | HANSON NEIL J                                     |                 |                            |                  |                         |                 |                     |
| Payable 2026 Tax Summary               |   |                 |                            |                  |                         |                 |                     |
|  | 2026 - Net Tax                                    |                 |                            |                  |                         |                 | \$377.00            |
|  | 2026 - Special Assessments                        |                 |                            |                  |                         |                 | \$85.00             |
|  | <b>2026 - Total Tax &amp; Special Assessments</b> |                 |                            |                  |                         |                 | <b>\$462.00</b>     |
| Current Tax Due (as of 4/2/2026)       |   |                 |                            |                  |                         |                 |                     |
|  | Due May 15  |                 | Due October 15             |                  | Total Due               |                 |                     |
|  | 2026 - 1st Half Tax                               | \$231.00        | 2026 - 2nd Half Tax        | \$231.00         | 2026 - 1st Half Tax Due | \$231.00        |                     |
|  | 2026 - 1st Half Tax Paid                          | \$0.00          | 2026 - 2nd Half Tax Paid   | \$0.00           | 2026 - 2nd Half Tax Due | \$231.00        |                     |
|  | <b>2026 - 1st Half Due</b>                        | <b>\$231.00</b> | <b>2026 - 2nd Half Due</b> | <b>\$231.00</b>  | <b>2026 - Total Due</b> | <b>\$462.00</b> |                     |
| Parcel Details                         |   |                 |                            |                  |                         |                 |                     |
| Property Address:                      | 10775 WILLOW RIVER RD, ORR MN                     |                 |                            |                  |                         |                 |                     |
| School District:                       | 2142  |                 |                            |                  |                         |                 |                     |
| Tax Increment District:                | -   |                 |                            |                  |                         |                 |                     |
| Property/Homesteader:                  | HANSON, DAVID E & GWEN                            |                 |                            |                  |                         |                 |                     |
| Assessment Details (2026 Payable 2027) |   |                 |                            |                  |                         |                 |                     |
| Class Code<br>(Legend)                 | Homestead<br>Status                               | Land<br>EMV     | Bldg<br>EMV                | Total<br>EMV     | Def Land<br>EMV         | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 201                                    | 3 - Relative Homestead<br>(100.00% total)         | \$28,100        | \$101,300                  | \$129,400        | \$0                     | \$0             | -                   |
| 111                                    | 0 - Non Homestead                                 | \$22,400        | \$0                        | \$22,400         | \$0                     | \$0             | -                   |
|  | <b>Total:</b>                                     | <b>\$50,500</b> | <b>\$101,300</b>           | <b>\$151,800</b> | <b>\$0</b>              | <b>\$0</b>      | <b>1169</b>         |



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## Land Details

|                               |                             |
|-------------------------------|-----------------------------|
| <b>Deeded Acres:</b>          | 40.00                       |
| <b>Waterfront:</b>            | -                           |
| <b>Water Front Feet:</b>      | 0.00                        |
| <b>Water Code &amp; Desc:</b> | D - DUG WELL                |
| <b>Gas Code &amp; Desc:</b>   | -                           |
| <b>Sewer Code &amp; Desc:</b> | S - ON-SITE SANITARY SYSTEM |
| <b>Lot Width:</b>             | 0.00                        |
| <b>Lot Depth:</b>             | 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](mailto:PropertyTax@stlouiscountymn.gov).

### Improvement 1 Details (HOUSE)

| Improvement Type  | Year Built           | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish               | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|-------------------------------|--------------------|
| HOUSE             | 1918                 | 960                        | 1,248                      | U Quality / 0 Ft <sup>2</sup> | 1S+ - 1+ STORY     |
| <b>Segment</b>    | <b>Story</b>         | <b>Width</b>               | <b>Length</b>              | <b>Area</b>                   | <b>Foundation</b>  |
| BAS               | 1                    | 16                         | 24                         | 384                           | BASEMENT           |
| BAS               | 1.5                  | 24                         | 24                         | 576                           | BASEMENT           |
| CN                | 1                    | 6                          | 7                          | 42                            | FOUNDATION         |
| DK                | 0                    | 10                         | 16                         | 160                           | POST ON GROUND     |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          |                            | <b>Fireplace Count</b>        | <b>HVAC</b>        |
| 1.5 BATHS         | 4 BEDROOMS           | -                          |                            | 1                             | CENTRAL, PROPANE   |

### Improvement 2 Details (26X36 GAR)

| Improvement Type | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 0            | 936                        | 936                        | -               | DETACHED           |
| <b>Segment</b>   | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS              | 1            | 26                         | 36                         | 936             | FLOATING SLAB      |

### Improvement 3 Details (18X40 MOB)

| Improvement Type | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0            | 720                        | 720                        | -               | -                  |
| <b>Segment</b>   | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS              | 1            | 18                         | 40                         | 720             | FLOATING SLAB      |

### Improvement 4 Details (14X24 ST)

| Improvement Type | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0            | 336                        | 336                        | -               | -                  |
| <b>Segment</b>   | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS              | 1            | 14                         | 24                         | 336             | POST ON GROUND     |

### Improvement 5 Details (40X48 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            | 1,920                      | 1,920                      | -               | -                  |
| <b>Segment</b>   | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS              | 1            | 40                         | 48                         | 1,920           | POST ON GROUND     |



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| Improvement 6 Details (24X40 GNHS)             |              |                            |                            |                 |                    |
|--|--------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type                               | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|  | 0            | 960                        | 960                        | -               | -                  |
| <b>Segment</b>                                 | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS  | 0            | 24                         | 40                         | 960             | -                  |
| Improvement 7 Details (12X12 ST)               |              |                            |                            |                 |                    |
| Improvement Type                               | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING                               | 0            | 144                        | 144                        | -               | -                  |
| <b>Segment</b>                                 | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS  | 1            | 12                         | 12                         | 144             | POST ON GROUND     |
| Improvement 8 Details (OLD GRNHSE)             |              |                            |                            |                 |                    |
| Improvement Type                               | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
| POLE BUILDING                                  | 0            | 846                        | 846                        | -               | -                  |
| <b>Segment</b>                                 | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS  | 1            | 18                         | 47                         | 846             | POST ON GROUND     |
| Improvement 9 Details (8X12 ST)                |              |                            |                            |                 |                    |
| Improvement Type                               | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING                               | 0            | 96                         | 96                         | -               | -                  |
| <b>Segment</b>                                 | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS  | 1            | 8                          | 12                         | 96              | POST ON GROUND     |
| Improvement 10 Details (16X12 ST)              |              |                            |                            |                 |                    |
| Improvement Type                               | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING                               | 0            | 192                        | 192                        | -               | -                  |
| <b>Segment</b>                                 | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS  | 1            | 16                         | 12                         | 192             | POST ON GROUND     |
| Improvement 11 Details (Container)             |              |                            |                            |                 |                    |
| Improvement Type                               | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING                               | 0            | 320                        | 320                        | -               | -                  |
| <b>Segment</b>                                 | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS  | 1            | 8                          | 40                         | 320             | POST ON GROUND     |
| Sales Reported to the St. Louis County Auditor |              |                            |                            |                 |                    |
| No Sales information reported.                 |              |                            |                            |                 |                    |



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| Assessment History |                        |                     |                                 |                  |                     |                  |                  |
|--------------------|------------------------|---------------------|---------------------------------|------------------|---------------------|------------------|------------------|
| Year               | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV        | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2025 Payable 2026  | 201                    | \$29,700            | \$76,300                        | \$106,000        | \$0                 | \$0              | -                |
|                    | 111                    | \$21,600            | \$0                             | \$21,600         | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$51,300</b>     | <b>\$76,300</b>                 | <b>\$127,600</b> | <b>\$0</b>          | <b>\$0</b>       | <b>906.00</b>    |
| 2024 Payable 2025  | 201                    | \$29,700            | \$76,300                        | \$106,000        | \$0                 | \$0              | -                |
|                    | 111                    | \$21,600            | \$0                             | \$21,600         | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$51,300</b>     | <b>\$76,300</b>                 | <b>\$127,600</b> | <b>\$0</b>          | <b>\$0</b>       | <b>906.00</b>    |
| 2023 Payable 2024  | 201                    | \$27,400            | \$73,100                        | \$100,500        | \$0                 | \$0              | -                |
|                    | 111                    | \$19,200            | \$0                             | \$19,200         | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$46,600</b>     | <b>\$73,100</b>                 | <b>\$119,700</b> | <b>\$0</b>          | <b>\$0</b>       | <b>915.00</b>    |
| 2022 Payable 2023  | 201                    | \$27,400            | \$66,300                        | \$93,700         | \$0                 | \$0              | -                |
|                    | 111                    | \$19,200            | \$0                             | \$19,200         | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$46,600</b>     | <b>\$66,300</b>                 | <b>\$112,900</b> | <b>\$0</b>          | <b>\$0</b>       | <b>841.00</b>    |
| Tax Detail History |                        |                     |                                 |                  |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV  | Taxable Building MV | Total Taxable MV |                  |
| 2025               | \$361.00               | \$85.00             | \$446.00                        | \$40,930         | \$49,660            | \$90,590         |                  |
| 2024               | \$577.00               | \$85.00             | \$662.00                        | \$38,913         | \$52,592            | \$91,505         |                  |
| 2023               | \$541.00               | \$85.00             | \$626.00                        | \$38,176         | \$45,917            | \$84,093         |                  |

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