



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 9:19:08 PM

| General Details | | | | | | | |
|--|--|---|-----------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | | 575-0010-01335 | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | | WILLOW VALLEY | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 9 | 63 | 20 | - | - | | | |
| Description: | | W1/2 OF SE1/4 OF NE1/4 | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | | CARVER BRAD P & JOYCE M | | | | | |
| and Address: | | 3169 HANSON RD GHEEN MN 55740 | | | | | |
| Owner Details | | | | | | | |
| Owner Name | | CARVER BRAD P ETUX | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | | 2026 - Net Tax | | | \$341.00 | | |
| | | 2026 - Special Assessments | | | \$85.00 | | |
| | | 2026 - Total Tax & Special Assessments | | | \$426.00 | | |
| Current Tax Due (as of 4/2/2026) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2026 - 1st Half Tax | \$213.00 | 2026 - 2nd Half Tax | \$213.00 | 2026 - 1st Half Tax Due | \$213.00 | | |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$213.00 | | |
| 2026 - 1st Half Due | \$213.00 | 2026 - 2nd Half Due | \$213.00 | 2026 - Total Due | \$426.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | | 3169 HANSON RD, ORR MN | | | | | |
| School District: | | 2142 | | | | | |
| Tax Increment District: | | - | | | | | |
| Property/Homesteader: | | CARVER, BRAD P & JOYCE M | | | | | |
| Assessment Details (2026 Payable 2027) | | | | | | | |
| 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) | \$36,000 | \$99,500 | \$135,500 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$8,900 | \$0 | \$8,900 | \$0 | \$0 | - |
| Total: | | \$44,900 | \$99,500 | \$144,400 | \$0 | \$0 | 1100 |



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Land Details

| | |
|-------------------------------|-----------------------------|
| Deeded Acres: | 20.00 |
| 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 (HOUSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | | | | | | | |
|---|----------------------|----------------------------|----------------------------|-------------------------------|--------------------|---------|-------|-------|--------|------|------------|-----|-----|----|----|-----|------------------|----|---|---|---|----|----------------|
| HOUSE | 1978 | 936 | 1,404 | U Quality / 0 Ft ² | 1S+ - 1+ STORY | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1.5</td> <td>26</td> <td>36</td> <td>936</td> <td>WALKOUT BASEMENT</td> </tr> <tr> <td>DK</td> <td>0</td> <td>8</td> <td>8</td> <td>64</td> <td>POST ON GROUND</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 1.5 | 26 | 36 | 936 | WALKOUT BASEMENT | DK | 0 | 8 | 8 | 64 | POST ON GROUND |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | | | | | | | |
| BAS | 1.5 | 26 | 36 | 936 | WALKOUT BASEMENT | | | | | | | | | | | | | | | | | | |
| DK | 0 | 8 | 8 | 64 | POST ON GROUND | | | | | | | | | | | | | | | | | | |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC | | | | | | | | | | | | | | | | | | |
| 1.5 BATHS | 5 BEDROOMS | - | | 0 | CENTRAL, PROPANE | | | | | | | | | | | | | | | | | | |

Improvement 2 Details (8X7 ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | |
|--|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|---|---|----|----------------|
| STORAGE BUILDING | 0 | 56 | 56 | - | - | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>0</td> <td>8</td> <td>7</td> <td>56</td> <td>POST ON GROUND</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 0 | 8 | 7 | 56 | POST ON GROUND |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | |
| BAS | 0 | 8 | 7 | 56 | POST ON GROUND | | | | | | | | | | | | |

Improvement 3 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 | - | - | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>0</td> <td>8</td> <td>12</td> <td>96</td> <td>POST ON GROUND</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 0 | 8 | 12 | 96 | POST ON GROUND |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | |
| BAS | 0 | 8 | 12 | 96 | POST ON GROUND | | | | | | | | | | | | |

Improvement 4 Details (8X10 ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | |
|---|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|---|----|----|----------------|
| STORAGE BUILDING | 0 | 80 | 80 | - | - | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>0</td> <td>8</td> <td>10</td> <td>80</td> <td>POST ON GROUND</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 0 | 8 | 10 | 80 | POST ON GROUND |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | |
| BAS | 0 | 8 | 10 | 80 | POST ON GROUND | | | | | | | | | | | | |

Improvement 5 Details (TT)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | |
|---|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|---|----|-----|---|
| | 0 | 104 | 104 | - | S - STANDARD | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>0</td> <td>8</td> <td>13</td> <td>104</td> <td>-</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 0 | 8 | 13 | 104 | - |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | |
| BAS | 0 | 8 | 13 | 104 | - | | | | | | | | | | | | |

Sales Reported to the St. Louis County Auditor

No Sales information reported.



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| Assessment History | | | | | | | |
|--------------------|------------------------|---------------------|---------------------------------|------------------|---------------------|------------------|------------------|
| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2025 Payable 2026 | 201 | \$34,900 | \$73,800 | \$108,700 | \$0 | \$0 | - |
| | 111 | \$8,600 | \$0 | \$8,600 | \$0 | \$0 | - |
| | Total | \$43,500 | \$73,800 | \$117,300 | \$0 | \$0 | 805.00 |
| 2024 Payable 2025 | 201 | \$34,900 | \$73,800 | \$108,700 | \$0 | \$0 | - |
| | 111 | \$8,600 | \$0 | \$8,600 | \$0 | \$0 | - |
| | Total | \$43,500 | \$73,800 | \$117,300 | \$0 | \$0 | 805.00 |
| 2023 Payable 2024 | 201 | \$32,000 | \$70,400 | \$102,400 | \$0 | \$0 | - |
| | 111 | \$7,700 | \$0 | \$7,700 | \$0 | \$0 | - |
| | Total | \$39,700 | \$70,400 | \$110,100 | \$0 | \$0 | 821.00 |
| 2022 Payable 2023 | 201 | \$32,000 | \$63,800 | \$95,800 | \$0 | \$0 | - |
| | 111 | \$7,700 | \$0 | \$7,700 | \$0 | \$0 | - |
| | Total | \$39,700 | \$63,800 | \$103,500 | \$0 | \$0 | 749.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$327.00 | \$85.00 | \$412.00 | \$31,695 | \$48,838 | \$80,533 | |
| 2024 | \$505.00 | \$85.00 | \$590.00 | \$30,942 | \$51,134 | \$82,076 | |
| 2023 | \$467.00 | \$85.00 | \$552.00 | \$30,141 | \$44,741 | \$74,882 | |

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