



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 12:11:03 AM

| General Details | | | | | | | |
|--|---|----------------------------|------------------|-------------------------|-----------------|--------------|------------------|
| Parcel ID: | 575-0010-01880 | | | | | | |
| Document: | Abstract - 01435303 | | | | | | |
| Document Date: | 01/07/2022 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | WILLOW VALLEY | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 12 | 63 | 20 | - | - | | |
| Description: | NW 1/4 OF NW 1/4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name and Address: | SOMMERS KALE L & KALEY J 10862 WILLOW RIVER RD GHEEN MN 55771 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | SOMMERS KALE L | | | | | | |
| Owner Name | SOMMERS KALEY J | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | | | | \$329.00 |
| | 2026 - Special Assessments | | | | | | \$85.00 |
| | 2026 - Total Tax & Special Assessments | | | | | | \$414.00 |
| Current Tax Due (as of 4/3/2026) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2026 - 1st Half Tax | \$207.00 | 2026 - 2nd Half Tax | \$207.00 | 2026 - 1st Half Tax Due | \$207.00 | | |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$207.00 | | |
| 2026 - 1st Half Due | \$207.00 | 2026 - 2nd Half Due | \$207.00 | 2026 - Total Due | \$414.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 10862 WILLOW RIVER RD, ORR MN | | | | | | |
| School District: | 2142 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | SOMMERS, KALEY J & KALE L | | | | | | |
| 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) | \$29,600 | \$100,200 | \$129,800 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$25,000 | \$0 | \$25,000 | \$0 | \$0 | - |
| Total: | | \$54,600 | \$100,200 | \$154,800 | \$0 | \$0 | 1199 |



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Land Details

| | |
|-------------------------------|------------------|
| Deeded Acres: | 40.00 |
| Waterfront: | - |
| Water Front Feet: | 0.00 |
| Water Code & Desc: | - |
| Gas Code & Desc: | - |
| Sewer Code & Desc: | H - HOLDING TANK |
| 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 | 1938 | 952 | 1,106 | AVG Quality / 900 Ft ² | 1S+ - 1+ STORY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 12 | 28 | 336 | BASEMENT |
| BAS | 1.2 | 22 | 28 | 616 | BASEMENT |
| CN | 1 | 4 | 9 | 36 | FOUNDATION |
| DK | 0 | 6 | 6 | 36 | POST ON GROUND |
| DK | 0 | 6 | 8 | 48 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 1.75 BATHS | 4 BEDROOMS | - | | 0 | CENTRAL, ELECTRIC |

Improvement 2 Details (OLD GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1950 | 480 | 480 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 20 | 24 | 480 | FLOATING SLAB |

Improvement 3 Details (BARN)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| BARN | 1940 | 1,216 | 1,216 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 32 | 38 | 1,216 | POST ON GROUND |
| LT | 1 | 8 | 9 | 72 | POST ON GROUND |

Improvement 4 Details (NEW GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 2000 | 624 | 624 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 26 | 624 | FLOATING SLAB |

Improvement 5 Details (PUMPHOUSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 160 | 160 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 10 | 16 | 160 | FLOATING SLAB |



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| Improvement 6 Details (20X40 ST) | | | | | | | |
|--|---------------------|----------------------------|---------------------------------|------------------|---------------------|------------------|------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| STORAGE BUILDING | 1950 | 1,016 | 1,016 | - | - | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 8 | 12 | 96 | POST ON GROUND | | |
| BAS | 1 | 10 | 12 | 120 | POST ON GROUND | | |
| BAS | 1 | 20 | 40 | 800 | POST ON GROUND | | |
| Improvement 7 Details (12X40 ST) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| STORAGE BUILDING | 0 | 480 | 480 | - | - | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 12 | 40 | 480 | POST ON GROUND | | |
| Improvement 8 Details (OLD SHACK) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| SLEEPER | 0 | 448 | 448 | - | - | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 12 | 16 | 192 | POST ON GROUND | | |
| BAS | 1 | 16 | 16 | 256 | POST ON GROUND | | |
| CWX | 1 | 7 | 4 | 28 | POST ON GROUND | | |
| Sales Reported to the St. Louis County Auditor | | | | | | | |
| Sale Date | | Purchase Price | | CRV Number | | | |
| 01/2022 | | \$149,500 | | 247668 | | | |
| 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 | \$28,600 | \$63,900 | \$92,500 | \$0 | \$0 | - |
| | 111 | \$24,000 | \$0 | \$24,000 | \$0 | \$0 | - |
| | Total | \$52,600 | \$63,900 | \$116,500 | \$0 | \$0 | 795.00 |
| 2024 Payable 2025 | 201 | \$28,600 | \$63,900 | \$92,500 | \$0 | \$0 | - |
| | 111 | \$24,000 | \$0 | \$24,000 | \$0 | \$0 | - |
| | Total | \$52,600 | \$63,900 | \$116,500 | \$0 | \$0 | 795.00 |
| 2023 Payable 2024 | 201 | \$25,800 | \$61,000 | \$86,800 | \$0 | \$0 | - |
| | 111 | \$21,400 | \$0 | \$21,400 | \$0 | \$0 | - |
| | Total | \$47,200 | \$61,000 | \$108,200 | \$0 | \$0 | 788.00 |
| 2022 Payable 2023 | 201 | \$28,300 | \$54,800 | \$83,100 | \$0 | \$0 | - |
| | 111 | \$21,400 | \$0 | \$21,400 | \$0 | \$0 | - |
| | Total | \$49,700 | \$54,800 | \$104,500 | \$0 | \$0 | 747.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$315.00 | \$85.00 | \$400.00 | \$41,160 | \$38,340 | \$79,500 | |
| 2024 | \$455.00 | \$85.00 | \$540.00 | \$38,453 | \$40,319 | \$78,772 | |
| 2023 | \$445.00 | \$85.00 | \$530.00 | \$39,565 | \$35,174 | \$74,739 | |



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