



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 1:32:06 AM

General Details							
Parcel ID:	575-0010-02060						
Document:	Abstract - 1016237						
Document Date:	03/29/2006						
Legal Description Details							
Plat Name:	WILLOW VALLEY						
	Section	Township	Range	Lot	Block		
	13	63	20	-	-		
Description:	S1/2 OF NW1/4						
Taxpayer Details							
Taxpayer Name	SHERMER JAMES & REBECCA						
and Address:	3246 WILLOW RIVER JCT RD GHEEN MN 55740						
Owner Details							
Owner Name	SHERMER JAMES						
Owner Name	SHERMER REBECCA						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$91.00
	2026 - Special Assessments						\$85.00
	2026 - Total Tax & Special Assessments						\$176.00
Current Tax Due (as of 4/3/2026)							
Due May 15		Due November 15			Total Due		
2026 - 1st Half Tax	\$88.00	2026 - 2nd Half Tax	\$88.00	2026 - 1st Half Tax Due	\$88.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$88.00		
2026 - 1st Half Due	\$88.00	2026 - 2nd Half Due	\$88.00	2026 - Total Due	\$176.00		
Parcel Details							
Property Address:	3046 WILLOW RIVER JUNCTION RD, ORR MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	SHERMER, JAMES E & REBECCA A						
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
101	1 - Owner Homestead (100.00% total)	\$71,700	\$12,200	\$83,900	\$0	\$0	-
121	1 - Owner Homestead (100.00% total)	\$28,700	\$0	\$28,700	\$0	\$0	-
Total:		\$100,400	\$12,200	\$112,600	\$0	\$0	564



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Land Details

Deeded Acres:	80.00
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 (CABIN)									
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.				
HOUSE	1970	592	592	-	CAB - CABIN				
		Segment		Story					
		Width	Length	Area	Foundation				
		BAS	1	14	8	112	POST ON GROUND		
		BAS	1	30	16	480	POST ON GROUND		
Bath Count		Bedroom Count		Room Count		Fireplace Count		HVAC	
0.0 BATHS		1 BEDROOM		1 ROOM		0		STOVE/SPCE,	

Improvement 2 Details (HAY ST)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	1970	520	520	-	-		
		Segment		Story			
		Width	Length	Area	Foundation		
		BAS	1	20	26	520	POST ON GROUND

Improvement 3 Details (18X20 ST)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	1970	360	360	-	-		
		Segment		Story			
		Width	Length	Area	Foundation		
		BAS	1	18	20	360	POST ON GROUND

Improvement 4 Details (12X14 ST)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	168	168	-	-		
		Segment		Story			
		Width	Length	Area	Foundation		
		BAS	1	12	14	168	POST ON GROUND

Improvement 5 Details (16X40 ST)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	640	640	-	-		
		Segment		Story			
		Width	Length	Area	Foundation		
		BAS	1	16	40	640	POST ON GROUND

Improvement 6 Details (12X8 ST)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	96	96	-	-		
		Segment		Story			
		Width	Length	Area	Foundation		
		BAS	1	12	8	96	POST ON GROUND



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Improvement 7 Details (Grn/white)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
	1960	144	144	-	S - STANDARD	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	8	18	144	-	

Improvement 8 Details (8x9 NV)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	72	72	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	8	9	72	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
2025 Payable 2026	101	\$68,800	\$8,800	\$77,600	\$0	\$0	-
	121	\$27,600	\$0	\$27,600	\$0	\$0	-
	Total	\$96,400	\$8,800	\$105,200	\$0	\$0	526.00
2024 Payable 2025	101	\$68,800	\$8,800	\$77,600	\$0	\$0	-
	121	\$27,600	\$0	\$27,600	\$0	\$0	-
	Total	\$96,400	\$8,800	\$105,200	\$0	\$0	526.00
2023 Payable 2024	101	\$62,200	\$8,400	\$70,600	\$0	\$0	-
	121	\$24,600	\$0	\$24,600	\$0	\$0	-
	Total	\$86,800	\$8,400	\$95,200	\$0	\$0	476.00
2022 Payable 2023	101	\$62,200	\$7,600	\$69,800	\$0	\$0	-
	121	\$24,600	\$0	\$24,600	\$0	\$0	-
	Total	\$86,800	\$7,600	\$94,400	\$0	\$0	472.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$73.00	\$85.00	\$158.00	\$96,400	\$8,800	\$105,200
2024	\$107.00	\$85.00	\$192.00	\$86,800	\$8,400	\$95,200
2023	\$121.00	\$85.00	\$206.00	\$86,800	\$7,600	\$94,400



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