



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 4:51:49 PM

| General Details                                   |   |                            |               |                         |                 |                 |                     |
|---|---|----------------------------|---------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:  | 580-0010-01255  |                            |               |                         |                 |                 |                     |
| Document:   | Abstract - 01263096   |                            |               |                         |                 |                 |                     |
| Document Date:                                    | 12/09/2014  |                            |               |                         |                 |                 |                     |
| Legal Description Details                         |   |                            |               |                         |                 |                 |                     |
| Plat Name:  | WUORI   |                            |               |                         |                 |                 |                     |
| Section   | Township  | Range                      | Lot           | Block                   |                 |                 |                     |
| 8   | 59  | 17                         | -             | -                       |                 |                 |                     |
| Description:                                      | THAT PART OF NE1/4 OF NW1/4 WHICH LIES N OF THE R/W OF ST LOUIS COUNTY HWY #307 EX W 500 FT |                            |               |                         |                 |                 |                     |
| Taxpayer Details                                  |   |                            |               |                         |                 |                 |                     |
| Taxpayer Name                                     | DINCAU DAVID J & SHELLY J   |                            |               |                         |                 |                 |                     |
| and Address:                                      | 8033 WUORI RD   |                            |               |                         |                 |                 |                     |
|   | VIRGINIA MN 55792   |                            |               |                         |                 |                 |                     |
| Owner Details                                     |   |                            |               |                         |                 |                 |                     |
| Owner Name  | DINCAU DAVID J  |                            |               |                         |                 |                 |                     |
| Owner Name  | DINCAU SHELLY J   |                            |               |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |   |                            |               |                         |                 |                 |                     |
| 2025 - Net Tax                                    |   |                            |               | \$3,753.00              |                 |                 |                     |
| 2025 - Special Assessments                        |   |                            |               | \$85.00                 |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |   |                            |               | <b>\$3,838.00</b>       |                 |                 |                     |
| Current Tax Due (as of 12/15/2025)                |   |                            |               |                         |                 |                 |                     |
| Due May 15  |   | Due October 15             |               |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$1,919.00  | 2025 - 2nd Half Tax        | \$1,919.00    | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$1,919.00  | 2025 - 2nd Half Tax Paid   | \$1,919.00    | 2025 - 2nd Half Tax Due | \$0.00          |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>   | <b>2025 - 2nd Half Due</b> | <b>\$0.00</b> | <b>2025 - Total Due</b> | <b>\$0.00</b>   |                 |                     |
| Parcel Details                                    |   |                            |               |                         |                 |                 |                     |
| Property Address:                                 | 8033 WUORI RD, VIRGINIA MN  |                            |               |                         |                 |                 |                     |
| School District:                                  | 2909  |                            |               |                         |                 |                 |                     |
| Tax Increment District:                           | -   |                            |               |                         |                 |                 |                     |
| Property/Homesteader:                             | DINCAU, DAVID J & SHELLY J  |                            |               |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |   |                            |               |                         |                 |                 |                     |
| 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   | 1 - Owner Homestead<br>(100.00% total)  | \$44,500                   | \$450,600     | \$495,100               | \$0             | \$0             | -                   |
| Total:  |   | \$44,500                   | \$450,600     | \$495,100               | \$0             | \$0             | 4938                |



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## Land Details

**Deeded Acres:** 13.34  
**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](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             | 2009                 | 2,880                      | 2,504                      | -                      | 1S+ - 1+ STORY     |
| Segment           | Story                | Width                      | Length                     | Area                   | Foundation         |
| BAS               | 1                    | 0                          | 0                          | 788                    | -                  |
| BAS               | 1                    | 17                         | 40                         | 680                    | -                  |
| BAS               | 3                    | 11                         | 12                         | 132                    | -                  |
| DK                | 1                    | 0                          | 0                          | 65                     | CANTILEVER         |
| SP                | 1                    | 12                         | 40                         | 480                    | -                  |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          |                            | <b>Fireplace Count</b> | <b>HVAC</b>        |
| 2.0 BATHS         | 3 BEDROOMS           | -                          |                            | 0                      | CENTRAL, ELECTRIC  |

## Improvement 2 Details (AG 32X40)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 2009       | 1,280                      | 1,280                      | -               | ATTACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 32                         | 40                         | 1,280           | -                  |

## Improvement 3 Details (DG 16X20)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 0          | 320                        | 320                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 16                         | 20                         | 320             | FLOATING SLAB      |

## Improvement 4 Details (OLD AG)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 0          | 280                        | 280                        | -               | ATTACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 10                         | 28                         | 280             | FLOATING SLAB      |

## Improvement 5 Details (SHIP CONT)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 160                        | 160                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 8                          | 20                         | 160             | POST ON GROUND     |



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| Improvement 6 Details (SHIP CONT) |            |                            |                            |                 |                    |
|-----------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type                  | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING                  | 0          | 160                        | 160                        | -               | -                  |
| Segment                           | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS                               | 1          | 8                          | 20                         | 160             | POST ON GROUND     |

| Improvement 7 Details (OLD HOUSE) |            |                            |                            |                 |                    |
|-----------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type                  | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
| SLEEPER                           | 0          | 648                        | 648                        | -               | -                  |
| Segment                           | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS                               | 1          | 18                         | 36                         | 648             | FLOATING SLAB      |

| Sales Reported to the St. Louis County Auditor |                |            |
|--|----------------|------------|
| Sale Date                                      | Purchase Price | CRV Number |
| 12/2014  | \$40,000       | 211292     |
| 11/2014  | \$325,000      | 211016     |
| 12/2008  | \$42,000       | 184490     |

| Assessment History |                        |          |           |           |              |              |                  |
|--------------------|------------------------|----------|-----------|-----------|--------------|--------------|------------------|
| Year               | Class Code<br>(Legend) | Land EMV | Bldg EMV  | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2024 Payable 2025  | 201                    | \$39,800 | \$400,100 | \$439,900 | \$0          | \$0          | -                |
|                    | Total                  | \$39,800 | \$400,100 | \$439,900 | \$0          | \$0          | 4,335.00         |
| 2023 Payable 2024  | 201                    | \$38,200 | \$420,200 | \$458,400 | \$0          | \$0          | -                |
|                    | Total                  | \$38,200 | \$420,200 | \$458,400 | \$0          | \$0          | 4,584.00         |
| 2022 Payable 2023  | 201                    | \$35,000 | \$366,900 | \$401,900 | \$0          | \$0          | -                |
|                    | Total                  | \$35,000 | \$366,900 | \$401,900 | \$0          | \$0          | 4,013.00         |
| 2021 Payable 2022  | 201                    | \$33,400 | \$346,200 | \$379,600 | \$0          | \$0          | -                |
|                    | Total                  | \$33,400 | \$346,200 | \$379,600 | \$0          | \$0          | 3,770.00         |

| Tax Detail History |            |                     |                                 |                 |                     |                  |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year           | Tax        | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024               | \$4,313.00 | \$85.00             | \$4,398.00                      | \$38,200        | \$420,200           | \$458,400        |
| 2023               | \$3,807.00 | \$85.00             | \$3,892.00                      | \$34,949        | \$366,368           | \$401,317        |
| 2022               | \$4,019.00 | \$85.00             | \$4,104.00                      | \$33,170        | \$343,813           | \$376,983        |

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