



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/17/2025 11:47:06 PM

General Details							
Parcel ID:		580-0010-01549					
Legal Description Details							
Plat Name:		WUORI					
	Section	Township	Range	Lot	Block		
	10	59	17	-	-		
Description:		WLY 301 FT OF ELY 511 FT OF NW1/4 OF NE1/4 LYING S OF NLY 620 FT & ELY 511 FT OF SLY 100 FT OF NLY 620 FT OF NW1/4 OF NE1/4					
Taxpayer Details							
Taxpayer Name		LEBLANC JACOB G & JULIE A					
and Address:		7552 WERNER RD VIRGINIA MN 55792					
Owner Details							
Owner Name		LEBLANC JACOB GEORGE ETUX					
Payable 2025 Tax Summary							
2025 - Net Tax				\$643.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$728.00			
Current Tax Due (as of 12/16/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$364.00		2025 - 2nd Half Tax \$364.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$364.00		2025 - 2nd Half Tax Paid \$364.00			2025 - 2nd Half Tax Due \$0.00		
2025 - 1st Half Due \$0.00		2025 - 2nd Half Due \$0.00			2025 - Total Due \$0.00		
Parcel Details							
Property Address:		7552 WERNER RD, VIRGINIA MN					
School District:		2909					
Tax Increment District:		-					
Property/Homesteader:		LEBLANC, JACOB G & JULIE A					
Assessment Details (2025 Payable 2026)							
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)	\$32,300	\$138,900	\$171,200	\$0	\$0	-
Total:		\$32,300	\$138,900	\$171,200	\$0	\$0	1401



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Land Details

Deeded Acres: 5.30
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/frnPlatStatPopUp.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	1990	916	1,182	-	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	141	FOUNDATION
BAS	1	0	0	192	FOUNDATION
BAS	1.5	0	0	531	FOUNDATION
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.75 BATH	-	-	-	CENTRAL, GAS	

Improvement 2 Details (ST 8X8)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	8	64	POST ON GROUND

Improvement 3 Details (ST 8X8)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	8	64	POST ON GROUND

Improvement 4 Details (32X40 PB)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	1,280	1,280	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	32	40	1,280	PIERS AND FOOTINGS

Improvement 5 Details (WDSHD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	660	660	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	33	660	POST ON GROUND

Improvement 6 Details (SLEEPER)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SLEEPER	2015	384	384	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	24	384	FLOATING SLAB



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Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
05/1994		\$13,000 (This is part of a multi parcel sale.)			97522		
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201	\$29,200	\$117,600	\$146,800	\$0	\$0	-
	Total	\$29,200	\$117,600	\$146,800	\$0	\$0	1,135.00
2023 Payable 2024	201	\$28,100	\$113,400	\$141,500	\$0	\$0	-
	Total	\$28,100	\$113,400	\$141,500	\$0	\$0	1,170.00
2022 Payable 2023	201	\$26,000	\$99,000	\$125,000	\$0	\$0	-
	Total	\$26,000	\$99,000	\$125,000	\$0	\$0	990.00
2021 Payable 2022	201	\$24,900	\$93,400	\$118,300	\$0	\$0	-
	Total	\$24,900	\$93,400	\$118,300	\$0	\$0	917.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$895.00	\$85.00	\$980.00	\$23,234	\$93,761	\$116,995	
2023	\$739.00	\$85.00	\$824.00	\$20,594	\$78,416	\$99,010	
2022	\$777.00	\$85.00	\$862.00	\$19,303	\$72,404	\$91,707	

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