



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/18/2025 10:10:27 AM

General Details							
Parcel ID:	580-0010-01640						
Document:	Abstract - 01480727						
Document Date:	12/15/2023						
Legal Description Details							
Plat Name:	WUORI						
Section	Township	Range	Lot	Block			
10	59	17	-	-			
Description:	SW 1/4 OF SW 1/4 EX 4 90/100 AC FOR ROAD AND EX PART SELY OF HWY AND EX N 416 FT OF E 416 FT						
Taxpayer Details							
Taxpayer Name	IVANOVIC DIMITRI & RAHIER MELANIE						
and Address:	7673 HWY 169						
	VIRGINIA MN 55792-8083						
Owner Details							
Owner Name	IVANOVIC DIMITRI						
Owner Name	RAHIER MELANIE						
Payable 2025 Tax Summary							
2025 - Net Tax				\$543.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$628.00</b>			
Current Tax Due (as of 12/17/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$314.00	2025 - 2nd Half Tax	\$314.00	2025 - 1st Half Tax Due	\$339.12		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$329.70		
2025 - 1st Half Penalty	\$25.12	2025 - 2nd Half Penalty	\$15.70	Delinquent Tax			
<b>2025 - 1st Half Due</b>	<b>\$339.12</b>	<b>2025 - 2nd Half Due</b>	<b>\$329.70</b>	<b>2025 - Total Due</b>	<b>\$668.82</b>		
Parcel Details							
Property Address:	7673 HWY 169, VIRGINIA MN						
School District:	2909						
Tax Increment District:	-						
Property/Homesteader:	RAHIER, MELANIE/ IVANOVIC, DIMITRI						
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)	\$40,100	\$162,500	\$202,600	\$0	\$0	-
Total:		\$40,100	\$162,500	\$202,600	\$0	\$0	1743



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## Land Details

Deeded Acres:	22.12
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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (MH/HS COMB)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	1974	1,680	1,680	ECO Quality / 420 Ft <sup>2</sup>	DBL - DBL WIDE

Segment	Story	Width	Length	Area	Foundation
BAS	1	30	56	1,680	BASEMENT
CW	1	8	10	80	POST ON GROUND
CW	2	8	16	128	FOUNDATION
DK	1	12	20	240	POST ON GROUND
OP	1	4	40	160	CANTILEVER

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
1 BATH	3 BEDROOMS	-	-	CENTRAL, FUEL OIL

## Improvement 2 Details (PB 24X45)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	0	1,080	1,080	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	24	45	1,080	FLOATING SLAB

## Improvement 3 Details (18X27 PB)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	0	486	486	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	18	27	486	PIERS AND FOOTINGS

## Improvement 4 Details (SLP 10X20+)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SLEEPER	0	200	200	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	0	10	20	200	POST ON GROUND
DKX	0	0	0	698	POST ON GROUND
OPX	0	7	24	168	POST ON GROUND

## Improvement 5 Details (ZBO 16X16)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GAZEBO	0	236	236	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	236	POST ON GROUND



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Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
12/2023		\$225,000			257242		
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	\$35,900	\$101,600	\$137,500	\$0	\$0	-
	Total	\$35,900	\$101,600	\$137,500	\$0	\$0	1,033.00
2023 Payable 2024	201	\$34,500	\$96,900	\$131,400	\$0	\$0	-
	Total	\$34,500	\$96,900	\$131,400	\$0	\$0	1,060.00
2022 Payable 2023	201	\$31,700	\$84,500	\$116,200	\$0	\$0	-
	Total	\$31,700	\$84,500	\$116,200	\$0	\$0	894.00
2021 Payable 2022	201	\$30,300	\$79,900	\$110,200	\$0	\$0	-
	Total	\$30,300	\$79,900	\$110,200	\$0	\$0	829.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$785.00	\$85.00	\$870.00	\$27,827	\$78,159	\$105,986	
2023	\$641.00	\$85.00	\$726.00	\$24,394	\$65,024	\$89,418	
2022	\$677.00	\$85.00	\$762.00	\$22,788	\$60,090	\$82,878	

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