



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/13/2025 8:14:19 PM

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			
2025 - Total Tax & Special Assessments				\$628.00			
Current Tax Due (as of 5/12/2025)							
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 \$314.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$314.00		
2025 - 1st Half Due \$314.00		2025 - 2nd Half Due \$314.00			2025 - Total Due \$628.00		
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



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/13/2025 8:14:19 PM

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/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (MH/HS COMB)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	1974	1,680	1,680	ECO Quality / 420 Ft ²	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 ²	Gross Area Ft ²	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 ²	Gross Area Ft ²	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 ²	Gross Area Ft ²	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 ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GAZEBO	0	236	236	-	-

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



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/13/2025 8:14:19 PM

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	

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.