



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 3:30:19 AM

General Details							
Parcel ID:	580-0010-02926						
Document:	Abstract - 01270462						
Document Date:	09/22/2015						
Legal Description Details							
Plat Name:	WUORI						
Section	Township	Range	Lot	Block			
17	59	17	-	-			
Description:	W 500 FEET OF SW1/4 OF SE1/4 LYING N OF HIGHWAY						
Taxpayer Details							
Taxpayer Name	KANIAN LAURA R & GREGORY E L						
and Address:	7989 HIGHWAY 169						
	VIRGINIA MN 55792						
Owner Details							
Owner Name	KANIAN GREGORY E L						
Owner Name	KANIAN LAURA R						
Payable 2025 Tax Summary							
2025 - Net Tax			\$909.00				
2025 - Special Assessments			\$85.00				
2025 - Total Tax & Special Assessments			\$994.00				
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$497.00		2025 - 2nd Half Tax \$497.00			2025 - 1st Half Tax Due \$497.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$497.00		
2025 - 1st Half Due \$497.00		2025 - 2nd Half Due \$497.00			2025 - Total Due \$994.00		
Parcel Details							
Property Address:	7989 HWY 169, VIRGINIA MN						
School District:	2909						
Tax Increment District:	-						
Property/Homesteader:	HEINONEN, LAURA R						
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)	\$40,900	\$158,000	\$198,900	\$0	\$0	-
Total:		\$40,900	\$158,000	\$198,900	\$0	\$0	1731



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Land Details

Deeded Acres: 8.56
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	1970	768	768	ECO Quality / 768 Ft ²	1S - 1 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	15	24	360	WALKOUT BASEMENT
BAS	1	17	24	408	WALKOUT BASEMENT
CW	1	8	24	192	POST ON GROUND
DK	1	4	8	32	POST ON GROUND
DK	1	8	12	96	PIERS AND FOOTINGS
DK	1	11	32	352	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	-	-	1	C&AIR_COND, FUEL OIL	

Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1970	480	480	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	24	480	FLOATING SLAB

Improvement 3 Details (STORAGE)

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	1	8	8	64	POST ON GROUND

Improvement 4 Details (PLASTIC ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2012	\$103,000	199798
06/1995	\$68,000	105239
09/1993	\$73,500	94056



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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	\$39,000	\$131,000	\$170,000	\$0	\$0	-
	Total	\$39,000	\$131,000	\$170,000	\$0	\$0	1,412.00
2023 Payable 2024	201	\$37,500	\$124,900	\$162,400	\$0	\$0	-
	Total	\$37,500	\$124,900	\$162,400	\$0	\$0	1,421.00
2022 Payable 2023	201	\$34,400	\$109,100	\$143,500	\$0	\$0	-
	Total	\$34,400	\$109,100	\$143,500	\$0	\$0	1,213.00
2021 Payable 2022	201	\$32,800	\$103,000	\$135,800	\$0	\$0	-
	Total	\$32,800	\$103,000	\$135,800	\$0	\$0	1,127.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,143.00	\$85.00	\$1,228.00	\$32,814	\$109,293	\$142,107	
2023	\$961.00	\$85.00	\$1,046.00	\$29,071	\$92,201	\$121,272	
2022	\$1,013.00	\$85.00	\$1,098.00	\$27,231	\$85,513	\$112,744	

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