



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/26/2025 2:23:32 PM

| General Details                                   |                                  |                                     |                 |                 |                                  |                 |                     |
|---|----------------------------------|-------------------------------------|-----------------|-----------------|----------------------------------|-----------------|---------------------|
| Parcel ID:  | 679-0014-00020                   |                                     |                 |                 |                                  |                 |                     |
| Document:   | Abstract - 01385461              |                                     |                 |                 |                                  |                 |                     |
| Document Date:                                    | 07/02/2020                       |                                     |                 |                 |                                  |                 |                     |
| Legal Description Details                         |                                  |                                     |                 |                 |                                  |                 |                     |
| Plat Name:  | UNORGANIZED 59-16                |                                     |                 |                 |                                  |                 |                     |
| Section   | Township                         | Range                               | Lot             | Block           |                                  |                 |                     |
| 22  | 59                               | 16                                  | -               | -               |                                  |                 |                     |
| Description:                                      | NW 1/4 OF NE 1/4                 |                                     |                 |                 |                                  |                 |                     |
| Taxpayer Details                                  |                                  |                                     |                 |                 |                                  |                 |                     |
| Taxpayer Name                                     | ZINS DAVID J                     |                                     |                 |                 |                                  |                 |                     |
| and Address:                                      | 307 KENT RD                      |                                     |                 |                 |                                  |                 |                     |
|   | HOYT LAKES MN 55750              |                                     |                 |                 |                                  |                 |                     |
| Owner Details                                     |                                  |                                     |                 |                 |                                  |                 |                     |
| Owner Name  | ZINS BRIAN G                     |                                     |                 |                 |                                  |                 |                     |
| Owner Name  | ZINS DAVID J                     |                                     |                 |                 |                                  |                 |                     |
| Owner Name  | ZINS NANCY A                     |                                     |                 |                 |                                  |                 |                     |
| Owner Name  | ZINS RYAN                        |                                     |                 |                 |                                  |                 |                     |
| Owner Name  | ZINS SHARON K                    |                                     |                 |                 |                                  |                 |                     |
| Payable 2025 Tax Summary                          |                                  |                                     |                 |                 |                                  |                 |                     |
| 2025 - Net Tax                                    |                                  |                                     |                 | \$587.00        |                                  |                 |                     |
| 2025 - Special Assessments                        |                                  |                                     |                 | \$25.00         |                                  |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                  |                                     |                 | <b>\$612.00</b> |                                  |                 |                     |
| Current Tax Due (as of 4/25/2025)                 |                                  |                                     |                 |                 |                                  |                 |                     |
| Due May 15  |                                  | Due October 15                      |                 |                 | Total Due                        |                 |                     |
| 2025 - 1st Half Tax \$306.00                      |                                  | 2025 - 2nd Half Tax \$306.00        |                 |                 | 2025 - 1st Half Tax Due \$306.00 |                 |                     |
| 2025 - 1st Half Tax Paid \$0.00                   |                                  | 2025 - 2nd Half Tax Paid \$0.00     |                 |                 | 2025 - 2nd Half Tax Due \$306.00 |                 |                     |
| <b>2025 - 1st Half Due \$306.00</b>               |                                  | <b>2025 - 2nd Half Due \$306.00</b> |                 |                 | <b>2025 - Total Due \$612.00</b> |                 |                     |
| Parcel Details                                    |                                  |                                     |                 |                 |                                  |                 |                     |
| Property Address:                                 | 6482 PIKE RIVER DR, EMBARRASS MN |                                     |                 |                 |                                  |                 |                     |
| School District:                                  | 2711                             |                                     |                 |                 |                                  |                 |                     |
| Tax Increment District:                           | -                                |                                     |                 |                 |                                  |                 |                     |
| Property/Homesteader:                             | -                                |                                     |                 |                 |                                  |                 |                     |
| 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 |
| 151   | 0 - Non Homestead                | \$18,800                            | \$21,200        | \$40,000        | \$0                              | \$0             | -                   |
| 111   | 0 - Non Homestead                | \$24,400                            | \$0             | \$24,400        | \$0                              | \$0             | -                   |
| <b>Total:</b>                                     |                                  | <b>\$43,200</b>                     | <b>\$21,200</b> | <b>\$64,400</b> | <b>\$0</b>                       | <b>\$0</b>      | <b>644</b>          |



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## Land Details

Deeded Acres: 40.00  
Waterfront: -  
Water Front Feet: 0.00  
Water Code & Desc: -  
Gas Code & Desc: -  
Sewer Code & Desc: -  
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 (CABIN)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish  | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|------------------|--------------------|
| HOUSE            | 0             | 552                        | 552                        | -                | CAB - CABIN        |
| Segment          | Story         | Width                      | Length                     | Area             | Foundation         |
| BAS              | 1             | 12                         | 14                         | 168              | POST ON GROUND     |
| BAS              | 1             | 16                         | 24                         | 384              | POST ON GROUND     |
| DK               | 1             | 8                          | 16                         | 128              | POST ON GROUND     |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC             |                    |
| 0.0 BATHS        | 1 BEDROOM     | -                          | 0                          | STOVE/SPCE, WOOD |                    |

## Improvement 2 Details (DET GARAGE)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 0          | 308                        | 308                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 14                         | 22                         | 308             | POST ON GROUND     |

## Improvement 3 Details (8X8 ST)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | 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 (8X16 ST)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 128                        | 128                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 8                          | 16                         | 128             | POST ON GROUND     |

## Improvement 5 Details (ST ON OH)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 32                         | 32                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 4                          | 8                          | 32              | POST ON GROUND     |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price                                  | CRV Number |
|-----------|---|------------|
| 09/2019   | \$20,000 (This is part of a multi parcel sale.) | 233973     |
| 12/1993   | \$22,500 (This is part of a multi parcel sale.) | 96396      |



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| 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  | 151                    | \$17,900            | \$20,200                        | \$38,100        | \$0                 | \$0              | -                |
|                    | 111                    | \$23,200            | \$0                             | \$23,200        | \$0                 | \$0              | -                |
|                    | Total                  | \$41,100            | \$20,200                        | \$61,300        | \$0                 | \$0              | 613.00           |
| 2023 Payable 2024  | 151                    | \$17,100            | \$19,100                        | \$36,200        | \$0                 | \$0              | -                |
|                    | 111                    | \$22,100            | \$0                             | \$22,100        | \$0                 | \$0              | -                |
|                    | Total                  | \$39,200            | \$19,100                        | \$58,300        | \$0                 | \$0              | 583.00           |
| 2022 Payable 2023  | 151                    | \$16,300            | \$18,300                        | \$34,600        | \$0                 | \$0              | -                |
|                    | 111                    | \$21,100            | \$0                             | \$21,100        | \$0                 | \$0              | -                |
|                    | Total                  | \$37,400            | \$18,300                        | \$55,700        | \$0                 | \$0              | 557.00           |
| 2021 Payable 2022  | 151                    | \$16,200            | \$21,700                        | \$37,900        | \$0                 | \$0              | -                |
|                    | 111                    | \$21,100            | \$0                             | \$21,100        | \$0                 | \$0              | -                |
|                    | Total                  | \$37,300            | \$21,700                        | \$59,000        | \$0                 | \$0              | 590.00           |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$567.00               | \$25.00             | \$592.00                        | \$39,200        | \$19,100            | \$58,300         |                  |
| 2023               | \$593.00               | \$25.00             | \$618.00                        | \$37,400        | \$18,300            | \$55,700         |                  |
| 2022               | \$723.00               | \$25.00             | \$748.00                        | \$37,300        | \$21,700            | \$59,000         |                  |

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