



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 3:46:50 PM

General Details				
Parcel ID:	752-0010-00930			
Document:	Abstract - 01251303			
Document Date:	09/02/2014			
Legal Description Details				
Plat Name:	UNORGANIZED 55-21			
Section	Township	Range	Lot	Block
6	55	21	-	-
Description:	LOT 11 EX RY R/W & EX PART LYING NLY OF LAKE AND WITHIN LINES COMM AT NE COR OF SEC 6 THENCE S 2 DEG 4' 45"W ALONG E LINE 1176.55 FT TO PT OF BEG ON SLY DM& IR RY R/W THENCE S 2 DEG 4' 45"W 971 FT TO LAKESHORE & FROM PT OF BEG RUN N 46 DEG W 709.94 FT ALONG RY R/W TO CENTER- LINE OF TWP RD THENCE S 47 DEG 50' 25"W 115.26 FT ALONG CENTERLINE THENCE S46 DEG E 673.08 FT THENCE S 2 DEG 4' 45"W 707 FT THENCE S 62 DEG 8' 45"W 200 FT THENCE S 27 DEG 51' 15"E 235 FT TO LAKE SHORE; & EX COMMENCING AT THE NE CORNER OF SAID SEC 6; THENCE S00DEG33'44"W ASSUMED BEARING ALONG THE E LINE OF SAID SEC 6 A DISTANCE OF 2106.04 FT TO A SQUARE ALUMINUM CAPPED TUBE MONUMENT AT THE WITNESS CORNER MEANDER CORNER ON N SIDE OF COON LAKE; THENCE S58DEG40'30"W 856.78 FT TO THE POINT OF BEGINNING; THENCE N62DEG01'00"W 108.95 FT; THENCE S85DEG54'51"W 405.44 FT; THENCE S33DEG44'43"W 190.91 FT; THENCE S57DEG17'07"E 211.36 FT; THENCE S13DEG23'45"E 12.06 FT TO A POINT TO BE DESIGNATED AS POINT "A"; THENCE CONTINUING S13DEG23'45"E 70.44 FT; THENCE S52DEG29'53"E 146.74 FT; THENCE S71DEG15'51"E 102.96 FT; THENCE S08DEG35'07"E 74 FT MORE OR LESS TO THE SHORE OF COON LAKE; THENCE NELY ALONG SAID SHORELINE 584 FT MORE OR LESS TO A POINT THAT BEARS S62DEG01'00"E FROM THE POINT OF BEGINNING; THENCE N62DEG01'00"W 30 FT MORE OR LESS TO THE POINT OF BEGINNING.			
Taxpayer Details				
Taxpayer Name and Address:	WIVODA ROLAND T JR & WILLIAM B 27265 112TH STREET ZIMMERMAN MN 55398			
Owner Details				
Owner Name	WIVODA ROLAND T JR			
Owner Name	WIVODA WILLIAM B			
Payable 2025 Tax Summary				
2025 - Net Tax			\$334.00	
2025 - Special Assessments			\$0.00	
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$334.00</b>	
Current Tax Due (as of 12/14/2025)				
Due May 15		Due October 15		Total Due
2025 - 1st Half Tax	\$167.00	2025 - 2nd Half Tax	\$167.00	2025 - 1st Half Tax Due \$0.00
2025 - 1st Half Tax Paid	\$167.00	2025 - 2nd Half Tax Paid	\$167.00	2025 - 2nd Half Tax Due \$0.00
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due \$0.00</b>
Parcel Details				
Property Address:	-			
School District:	701			
Tax Increment District:	-			
Property/Homesteader:	-			



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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
111	0 - Non Homestead	\$52,800	\$0	\$52,800	\$0	\$0	-
Total:		\$52,800	\$0	\$52,800	\$0	\$0	528
Land Details							
Deeded Acres:		23.09					
Waterfront:		COON					
Water Front Feet:		844.00					
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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> .							
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
07/2002		\$7,000 (This is part of a multi parcel sale.)			148842		
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	111	\$33,400	\$0	\$33,400	\$0	\$0	-
	Total	\$33,400	\$0	\$33,400	\$0	\$0	334.00
2023 Payable 2024	111	\$33,400	\$0	\$33,400	\$0	\$0	-
	Total	\$33,400	\$0	\$33,400	\$0	\$0	334.00
2022 Payable 2023	111	\$30,300	\$0	\$30,300	\$0	\$0	-
	Total	\$30,300	\$0	\$30,300	\$0	\$0	303.00
2021 Payable 2022	111	\$28,900	\$0	\$28,900	\$0	\$0	-
	Total	\$28,900	\$0	\$28,900	\$0	\$0	289.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$326.00	\$0.00	\$326.00	\$33,400	\$0	\$33,400	
2023	\$318.00	\$0.00	\$318.00	\$30,300	\$0	\$30,300	
2022	\$332.00	\$0.00	\$332.00	\$28,900	\$0	\$28,900	



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