



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 11:27:31 AM

General Details				
Parcel ID:	752-0010-03204			
Document:	Abstract - 01495779			
Document Date:	08/30/2024			
Legal Description Details				
Plat Name:	UNORGANIZED 55-21			
Section	Township	Range	Lot	Block
20	55	21	-	-
Description:	Govt Lot 3, EXCEPT that part platted as WICHINGEN SHORES; AND EXCEPT that part described as follows: Beginning at the Northeast corner of said Lot 3; thence West along the north line of said Lot 3, a distance of 622.40 feet; thence South, along a line parallel to the east line of said Lot 3, a distance of 100 feet; thence East, along a line parallel to the north line of said Lot 3, a distance of 622.40 feet; thence North, along the east line of said Lot 3, a distance of 100 feet to the Point of Beginning; AND EXCEPT that part Southerly of the following line: Commencing at the Northeast corner of said Govt Lot 3; thence S00deg51'01"E, along the east line of said Govt Lot 3, a distance of 100 feet; thence N89deg13'46"W, a distance of 279.04 feet; thence S00deg51'01"E, a distance of 235.65 feet to the Northerly right of way line of the access road to the plat of WICHINGEN SHORES, being the Point of Beginning of said line; thence S61deg37'19"E, along said Northerly line, a distance of 74.05 feet; thence N74deg35'22"E, along said Northerly line, a distance of 180.01 feet, to a non-tangential circular curve, concave to the Southeast; thence Northeasterly, along said Northerly line and said curve, with a delta angle of 59deg18'36", a radius of 158.84 feet, and a chord bearing of N40deg57'39"E, a distance of 164.42 feet; thence N70deg41'31"E, along said Northerly line, a distance of 28.74 feet, to a tangential circular curve, concave to the Northwest; thence Northeasterly, along said Northerly line and said curve, with a delta angle of 69deg37'43" and a radius of 55.46 feet, a distance of 67.19 feet, to a tangential circular curve, concave to the Southeast; thence Northeasterly, along said Northerly line and said curve, with a delta angle of 24deg44'08" and a radius of 87.38 feet, a distance of 37.72 feet and there ending; AND EXCEPT that part Southerly of the following line: Commencing at the Northwest corner of said Govt Lot 3; thence S89deg13'46"E, along the north line of said Govt Lot 3, a distance of 686.98 feet; thence S00deg51'01"E, a distance of 100 feet; thence S89deg13'46"E, a distance of 343.36 feet; thence S00deg51'01"E, a distance of 272.72 feet; thence N87deg00'25"E, a distance of 65.10 feet to the Point of Beginning of said line and a point on the previously defined North right of way line; thence N74deg35'22"E, a distance of 180.01 feet to a point on the North right of way line.			
Taxpayer Details				
Taxpayer Name and Address:	WAGNER RICHARD A & CAROL A 17064 705TH AVE DASSEL MN 55325			
Owner Details				
Owner Name	LANGE MELANIE			
Owner Name	RANNOV-KURKOSKY MALINDA			
Owner Name	WAGNER MICHAEL			
Payable 2025 Tax Summary				
2025 - Net Tax		\$749.00		
2025 - Special Assessments		\$85.00		
2025 - Total Tax & Special Assessments		\$834.00		
Current Tax Due (as of 12/13/2025)				
Due May 15		Due October 15		Total Due
2025 - 1st Half Tax	\$417.00	2025 - 2nd Half Tax	\$417.00	2025 - 1st Half Tax Due \$0.00
2025 - 1st Half Tax Paid	\$417.00	2025 - 2nd Half Tax Paid	\$417.00	2025 - 2nd Half Tax Due \$0.00
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due \$0.00



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Parcel Details							
Property Address:		12777 WICHINGEN RD, HIBBING MN					
School District:		701					
Tax Increment District:		-					
Property/Homesteader:		-					

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
151	0 - Non Homestead	\$33,900	\$53,200	\$87,100	\$0	\$0	-
Total:		\$33,900	\$53,200	\$87,100	\$0	\$0	871

Land Details	
Deeded Acres:	13.10
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](mailto:PropertyTax@stlouiscountymn.gov).

Improvement 1 Details (Old cabin)																							
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.																		
HOUSE	0	140	140	-	CAB - CABIN																		
<table><thead><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr></thead><tbody><tr><td>BAS</td><td>1</td><td>10</td><td>14</td><td>140</td><td>POST ON GROUND</td></tr><tr><td>DK</td><td>0</td><td>10</td><td>8</td><td>80</td><td>POST ON GROUND</td></tr></tbody></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	10	14	140	POST ON GROUND	DK	0	10	8	80	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation																		
BAS	1	10	14	140	POST ON GROUND																		
DK	0	10	8	80	POST ON GROUND																		
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC																			
0.0 BATHS	-	-	0	STOVE/SPCE, WOOD																			

Improvement 2 Details (ST 7X7)																	
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	0	49	49	-	-												
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Segment	Story	Width	Length	Area	Foundation												
BAS	0	7	7	49	POST ON GROUND												

Improvement 3 Details (8x20 conex)																	
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	0	160	160	-	-												
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Segment	Story	Width	Length	Area	Foundation												
BAS	0	8	20	160	POST ON GROUND												

Improvement 4 Details (NEW)																	
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
	2015	320	320	-	-												
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Segment	Story	Width	Length	Area	Foundation												
BAS	0	8	40	320	POST ON GROUND												



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Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
12/2001		\$18,000 (This is part of a multi parcel sale.)			145143		
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	151	\$33,900	\$36,400	\$70,300	\$0	\$0	-
	Total	\$33,900	\$36,400	\$70,300	\$0	\$0	703.00
2023 Payable 2024	151	\$33,900	\$36,400	\$70,300	\$0	\$0	-
	Total	\$33,900	\$36,400	\$70,300	\$0	\$0	703.00
2022 Payable 2023	151	\$30,800	\$30,400	\$61,200	\$0	\$0	-
	Total	\$30,800	\$30,400	\$61,200	\$0	\$0	612.00
2021 Payable 2022	151	\$28,200	\$27,700	\$55,900	\$0	\$0	-
	Total	\$28,200	\$27,700	\$55,900	\$0	\$0	559.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$735.00	\$85.00	\$820.00	\$33,900	\$36,400	\$70,300	
2023	\$693.00	\$85.00	\$778.00	\$30,800	\$30,400	\$61,200	
2022	\$691.00	\$85.00	\$776.00	\$28,200	\$27,700	\$55,900	

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