



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 11:14:00 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:	<p>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.</p>			

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 2026 Tax Summary	
2026 - Net Tax	\$943.00
2026 - Special Assessments	\$85.00
2026 - Total Tax & Special Assessments	\$1,028.00

Current Tax Due (as of 4/3/2026)					
Due May 15		Due October 15		Total Due	
2026 - 1st Half Tax	\$514.00	2026 - 2nd Half Tax	\$514.00	2026 - 1st Half Tax Due	\$514.00
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$514.00
2026 - 1st Half Due	\$514.00	2026 - 2nd Half Due	\$514.00	2026 - Total Due	\$1,028.00



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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/frnPlatStatPopUp.aspx . If there are any questions, please email PropertyTax@stlouiscountymn.gov .							
Improvement 1 Details (Old cabin)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
HOUSE	0	140	140	-	CAB - CABIN		
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 ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	49	49	-	-		
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 ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	160	160	-	-		
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 ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
	2015	320	320	-	-		
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
2025 Payable 2026	151	\$33,900	\$53,200	\$87,100	\$0	\$0	-
	Total	\$33,900	\$53,200	\$87,100	\$0	\$0	871.00
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
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$749.00	\$85.00	\$834.00	\$33,900	\$36,400	\$70,300	
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	

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