



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/13/2025 7:03:07 AM

General Details							
Parcel ID:	275-0010-00140						
Document:	Abstract - 01395979						
Document Date:	11/16/2020						
Legal Description Details							
Plat Name:	BREVATOR						
Section	Township	Range	Lot	Block			
1	50	17	-	-			
Description:	NW 1/4 OF SW 1/4 EX HWY R/W AND EX WLY 3/4						
Taxpayer Details							
Taxpayer Name	KOHNE MATTHEW & SAMANTHA A						
and Address:	7252 HWY 2						
	SAGINAW MN 55779						
Owner Details							
Owner Name	KOHNE MATTHEW						
Owner Name	KOHNE SAMANTHA A						
Payable 2025 Tax Summary							
2025 - Net Tax			\$2,611.00				
2025 - Special Assessments			\$85.00				
2025 - Total Tax & Special Assessments			\$2,696.00				
Current Tax Due (as of 5/12/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,348.00	2025 - 2nd Half Tax	\$1,348.00	2025 - 1st Half Tax Due	\$1,348.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,348.00		
2025 - 1st Half Due	\$1,348.00	2025 - 2nd Half Due	\$1,348.00	2025 - Total Due	\$2,696.00		
Parcel Details							
Property Address:	7252 HWY 2, SAGINAW MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	KOHNE, MATTHEW J & SAMANTHA A						
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)	\$56,500	\$272,400	\$328,900	\$0	\$0	-
Total:		\$56,500	\$272,400	\$328,900	\$0	\$0	3120



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Land Details

Deeded Acres: 8.94
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	1976	1,290	1,290	AVG Quality / 945 Ft ²	SE - SPLT ENTRY
Segment	Story	Width	Length	Area	Foundation
BAS	0	18	20	360	BASEMENT WITH EXTERIOR ENTRANCE CANTILEVER
BAS	1	1	14	14	
BAS	1	1	16	16	
BAS	1	25	36	900	BASEMENT WITH EXTERIOR ENTRANCE
DK	0	16	20	320	POST ON GROUND
OP	0	1	6	6	FLOATING SLAB
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	-		1	C&AIR_COND, GAS

Improvement 2 Details (24x26 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1976	624	624	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	26	624	FLOATING SLAB

Improvement 3 Details (10x12 st)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1976	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND

Improvement 4 Details (NEW 2002)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	2002	1,200	1,200	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	25	48	1,200	FLOATING SLAB

Improvement 5 Details (WOODSHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
LEAN TO	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	15	120	POST ON GROUND



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Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
10/2020		\$340,000			239753		
01/1986		\$0			82408		
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	\$56,500	\$265,400	\$321,900	\$0	\$0	-
	Total	\$56,500	\$265,400	\$321,900	\$0	\$0	3,043.00
2023 Payable 2024	201	\$48,700	\$242,100	\$290,800	\$0	\$0	-
	Total	\$48,700	\$242,100	\$290,800	\$0	\$0	2,797.00
2022 Payable 2023	201	\$45,800	\$247,600	\$293,400	\$0	\$0	-
	Total	\$45,800	\$247,600	\$293,400	\$0	\$0	2,826.00
2021 Payable 2022	201	\$35,200	\$226,400	\$261,600	\$0	\$0	-
	Total	\$35,200	\$226,400	\$261,600	\$0	\$0	2,479.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,637.00	\$85.00	\$2,722.00	\$46,846	\$232,886	\$279,732	
2023	\$2,929.00	\$85.00	\$3,014.00	\$44,109	\$238,457	\$282,566	
2022	\$2,905.00	\$85.00	\$2,990.00	\$33,357	\$214,547	\$247,904	

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