



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 2:20:53 PM

General Details							
Parcel ID:		275-0010-00272					
Document:		Abstract - 01515248					
Document Date:		07/15/2025					
Legal Description Details							
Plat Name:		BREVATOR					
Section	Township	Range	Lot	Block			
2	50	17	-	-			
Description:		E 650 FT OF SE 1/4 OF NE 1/4 EX N 800 FT & EX HWY R/W					
Taxpayer Details							
Taxpayer Name		HANHELA CHRISTOPHER & ASHLEY					
and Address:		7321 HWY 2 SAGINAW MN 55779					
Owner Details							
Owner Name		RADOUSH HOLDINGS LLC					
Payable 2026 Tax Summary							
2026 - Net Tax		\$3,135.00					
2026 - Special Assessments		\$85.00					
<b>2026 - Total Tax &amp; Special Assessments</b>		<b>\$3,220.00</b>					
Current Tax Due (as of 4/4/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$1,610.00	2026 - 2nd Half Tax	\$1,610.00	2026 - 1st Half Tax Due	\$1,610.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,610.00		
2026 - 1st Half Penalty	\$0.00	2026 - 2nd Half Penalty	\$0.00	Delinquent Tax	\$1,604.88		
<b>2026 - 1st Half Due</b>	<b>\$1,610.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$1,610.00</b>	<b>2026 - Total Due</b>	<b>\$4,824.88</b>		
Delinquent Taxes (as of 4/4/2026)							
Tax Year	Net Tax	Penalty	Cst/Fees	Interest	Total Due		
2025	\$1,447.00	\$101.29	\$20.00	\$36.59	\$1,604.88		
<b>Total:</b>	<b>\$1,447.00</b>	<b>\$101.29</b>	<b>\$20.00</b>	<b>\$36.59</b>	<b>\$1,604.88</b>		
Parcel Details							
Property Address:		7321 HWY 2, SAGINAW MN					
School District:		2142					
Tax Increment District:		-					
Property/Homesteader:		-					
Assessment Details (2026 Payable 2027)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
204	0 - Non Homestead	\$40,400	\$364,900	\$405,300	\$0	\$0	-
<b>Total:</b>		<b>\$40,400</b>	<b>\$364,900</b>	<b>\$405,300</b>	<b>\$0</b>	<b>\$0</b>	<b>4053</b>



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Land Details					
<b>Deeded Acres:</b>	6.73				
<b>Waterfront:</b>	-				
<b>Water Front Feet:</b>	0.00				
<b>Water Code &amp; Desc:</b>	W - DRILLED WELL				
<b>Gas Code &amp; Desc:</b>	-				
<b>Sewer Code &amp; Desc:</b>	S - ON-SITE SANITARY SYSTEM				
<b>Lot Width:</b>	0.00				
<b>Lot Depth:</b>	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> .					
Improvement 1 Details (978SE)					
<b>Improvement Type</b>	<b>Year Built</b>	<b>Main Floor Ft<sup>2</sup></b>	<b>Gross Area Ft<sup>2</sup></b>	<b>Basement Finish</b>	<b>Style Code &amp; Desc.</b>
HOUSE	1988	1,648	1,648	AVG Quality / 978 Ft <sup>2</sup>	SE - SPLT ENTRY
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	2	44	88	CANTILEVER
BAS	1	16	26	416	FOUNDATION
BAS	1	26	44	1,144	BASEMENT
OP	1	12	16	192	FLOATING SLAB
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.75 BATHS	3 BEDROOMS	-		0	C&AC&EXCH, PROPANE
Improvement 2 Details (AG)					
<b>Improvement Type</b>	<b>Year Built</b>	<b>Main Floor Ft<sup>2</sup></b>	<b>Gross Area Ft<sup>2</sup></b>	<b>Basement Finish</b>	<b>Style Code &amp; Desc.</b>
GARAGE	1976	936	936	-	ATTACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	26	36	936	FOUNDATION
Improvement 3 Details (POLEBLDG)					
<b>Improvement Type</b>	<b>Year Built</b>	<b>Main Floor Ft<sup>2</sup></b>	<b>Gross Area Ft<sup>2</sup></b>	<b>Basement Finish</b>	<b>Style Code &amp; Desc.</b>
POLE BUILDING	0	2,160	2,160	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	36	60	2,160	FLOATING SLAB
Improvement 4 Details (10X40 ST)					
<b>Improvement Type</b>	<b>Year Built</b>	<b>Main Floor Ft<sup>2</sup></b>	<b>Gross Area Ft<sup>2</sup></b>	<b>Basement Finish</b>	<b>Style Code &amp; Desc.</b>
STORAGE BUILDING	0	400	400	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	10	40	400	POST ON GROUND
Improvement 5 Details (GREEN HOOP)					
<b>Improvement Type</b>	<b>Year Built</b>	<b>Main Floor Ft<sup>2</sup></b>	<b>Gross Area Ft<sup>2</sup></b>	<b>Basement Finish</b>	<b>Style Code &amp; Desc.</b>
CAR PORT	1995	192	192	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	12	16	192	POST ON GROUND
Sales Reported to the St. Louis County Auditor					
<b>Sale Date</b>	<b>Purchase Price</b>			<b>CRV Number</b>	
08/2025	\$470,000 (This is part of a multi parcel sale.)			270361	
07/2025	\$470,000 (This is part of a multi parcel sale.)			270009	



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Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	201	\$40,400	\$307,100	\$347,500	\$0	\$0	-
	<b>Total</b>	<b>\$40,400</b>	<b>\$307,100</b>	<b>\$347,500</b>	<b>\$0</b>	<b>\$0</b>	<b>3,322.00</b>
2024 Payable 2025	201	\$40,400	\$299,300	\$339,700	\$0	\$0	-
	<b>Total</b>	<b>\$40,400</b>	<b>\$299,300</b>	<b>\$339,700</b>	<b>\$0</b>	<b>\$0</b>	<b>3,237.00</b>
2023 Payable 2024	201	\$35,100	\$273,000	\$308,100	\$0	\$0	-
	<b>Total</b>	<b>\$35,100</b>	<b>\$273,000</b>	<b>\$308,100</b>	<b>\$0</b>	<b>\$0</b>	<b>2,986.00</b>
2022 Payable 2023	201	\$27,900	\$290,700	\$318,600	\$0	\$0	-
	<b>Total</b>	<b>\$27,900</b>	<b>\$290,700</b>	<b>\$318,600</b>	<b>\$0</b>	<b>\$0</b>	<b>3,100.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$2,809.00	\$85.00	\$2,894.00	\$38,500	\$285,223	\$323,723	
2024	\$2,833.00	\$85.00	\$2,918.00	\$34,016	\$264,573	\$298,589	
2023	\$3,239.00	\$85.00	\$3,324.00	\$27,150	\$282,884	\$310,034	

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