



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 5:00:03 PM

General Details							
Parcel ID:	275-0010-00537						
Document:	Torrens - 1022657.0						
Document Date:	04/17/2020						
Legal Description Details							
Plat Name:	BREVATOR						
	Section	Township	Range	Lot	Block		
	3	50	17	-	-		
Description:	E 525 FT OF W 1382 FT OF THAT PART OF S 1/2 NW 1/4 LYING SOUTH OF HIGHWAY						
Taxpayer Details							
Taxpayer Name	LAFRANCE JON & ELIZABETH						
and Address:	7656 HWY 2 SAGINAW MN 55779						
Owner Details							
Owner Name	LAFRANCE ELIZABETH						
Owner Name	LAFRANCE JON						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$2,487.00			
	2026 - Special Assessments			\$85.00			
	2026 - Total Tax & Special Assessments			\$2,572.00			
Current Tax Due (as of 4/4/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$1,286.00	2026 - 2nd Half Tax	\$1,286.00	2026 - 1st Half Tax Due	\$1,286.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,286.00	
	2026 - 1st Half Due	\$1,286.00	2026 - 2nd Half Due	\$1,286.00	2026 - Total Due	\$2,572.00	
Parcel Details							
Property Address:	7656 HWY 2, SAGINAW MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	LAFRANCE, JON L & ELIZABETH M						
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
201	1 - Owner Homestead (100.00% total)	\$42,700	\$262,900	\$305,600	\$0	\$0	-
	Total:	\$42,700	\$262,900	\$305,600	\$0	\$0	2866



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Land Details

Deeded Acres:	5.00
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.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1994	1,134	1,134	GD Quality / 936 Ft ²	SE - SPLT ENTRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	94	FOUNDATION
BAS	1	26	40	1,040	BASEMENT
DK	1	0	0	24	POST ON GROUND
DK	1	0	0	29	POST ON GROUND
DK	1	0	0	58	POST ON GROUND
DK	1	0	0	173	POST ON GROUND
DK	1	7	24	168	POST ON GROUND
DK	1	8	11	88	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	3 BEDROOMS	-	0	CENTRAL, PROPANE	

Improvement 2 Details (DETACHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1993	936	936	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	744	FLOATING SLAB
LT	0	9	14	126	POST ON GROUND
WIG	1	12	16	192	POST ON GROUND

Improvement 3 Details (STORAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1997	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	16	192	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2020	\$260,000	236442
07/2014	\$210,000	206715
12/2007	\$210,000	180370
07/1993	\$15,000	92840



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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	\$42,700	\$250,200	\$292,900	\$0	\$0	-
	Total	\$42,700	\$250,200	\$292,900	\$0	\$0	2,727.00
2024 Payable 2025	201	\$42,700	\$243,800	\$286,500	\$0	\$0	-
	Total	\$42,700	\$243,800	\$286,500	\$0	\$0	2,657.00
2023 Payable 2024	201	\$37,100	\$222,500	\$259,600	\$0	\$0	-
	Total	\$37,100	\$222,500	\$259,600	\$0	\$0	2,457.00
2022 Payable 2023	201	\$29,700	\$215,000	\$244,700	\$0	\$0	-
	Total	\$29,700	\$215,000	\$244,700	\$0	\$0	2,295.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$2,219.00	\$85.00	\$2,304.00	\$39,605	\$226,130	\$265,735	
2024	\$2,285.00	\$85.00	\$2,370.00	\$35,117	\$210,607	\$245,724	
2023	\$2,331.00	\$85.00	\$2,416.00	\$27,853	\$201,630	\$229,483	

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