



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 12:45:46 PM

| General Details                                   |                                     |  |           |                   |                                |              |                  |
|---|-------------------------------------|--|-----------|-------------------|--------------------------------|--------------|------------------|
| Parcel ID:  |                                     | 275-0010-00547   |           |                   |                                |              |                  |
| Document:   |                                     | Abstract - 01492015  |           |                   |                                |              |                  |
| Document Date:                                    |                                     | 07/18/2024   |           |                   |                                |              |                  |
| Legal Description Details                         |                                     |  |           |                   |                                |              |                  |
| Plat Name:  |                                     | BREVATOR   |           |                   |                                |              |                  |
| Section   | Township                            | Range  | Lot       | Block             |                                |              |                  |
| 3   | 50                                  | 17   | -         | -                 |                                |              |                  |
| Description:                                      |                                     | BEG AT NE CORNER OF S 1/2 OF NW 1/4 THENCE WLY ALONG NLY LINE 240 FT THENCE SLY TO N LINE OF HWY THENCE SELY TO EAST LINE THENCE NLY TO POINT OF BEGINNING |           |                   |                                |              |                  |
| Taxpayer Details                                  |                                     |  |           |                   |                                |              |                  |
| Taxpayer Name and Address:                        |                                     | CURTIS MICHAEL T & ANDREA L<br>7603 HIGHWAY 2<br>SAGINAW MN 55779  |           |                   |                                |              |                  |
| Owner Details                                     |                                     |  |           |                   |                                |              |                  |
| Owner Name  |                                     | CURTIS ANDREA  |           |                   |                                |              |                  |
| Owner Name  |                                     | CURTIS MICHAEL   |           |                   |                                |              |                  |
| Payable 2025 Tax Summary                          |                                     |  |           |                   |                                |              |                  |
| 2025 - Net Tax                                    |                                     |  |           | \$1,573.00        |                                |              |                  |
| 2025 - Special Assessments                        |                                     |  |           | \$85.00           |                                |              |                  |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                     |  |           | <b>\$1,658.00</b> |                                |              |                  |
| Current Tax Due (as of 12/14/2025)                |                                     |  |           |                   |                                |              |                  |
| Due May 15  |                                     | Due October 15   |           |                   | Total Due                      |              |                  |
| 2025 - 1st Half Tax \$829.00                      |                                     | 2025 - 2nd Half Tax \$829.00   |           |                   | 2025 - 1st Half Tax Due \$0.00 |              |                  |
| 2025 - 1st Half Tax Paid \$829.00                 |                                     | 2025 - 2nd Half Tax Paid \$829.00  |           |                   | 2025 - 2nd Half Tax Due \$0.00 |              |                  |
| <b>2025 - 1st Half Due \$0.00</b>                 |                                     | <b>2025 - 2nd Half Due \$0.00</b>  |           |                   | <b>2025 - Total Due \$0.00</b> |              |                  |
| Parcel Details                                    |                                     |  |           |                   |                                |              |                  |
| Property Address:                                 |                                     | 7603 HWY 2, SAGINAW MN   |           |                   |                                |              |                  |
| School District:                                  |                                     | 2142   |           |                   |                                |              |                  |
| Tax Increment District:                           |                                     | -  |           |                   |                                |              |                  |
| Property/Homesteader:                             |                                     | CURTIS, ANDREA L & MICHAEL E   |           |                   |                                |              |                  |
| Assessment Details (2025 Payable 2026)            |                                     |  |           |                   |                                |              |                  |
| Class Code<br>(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) | \$42,300   | \$224,000 | \$266,300         | \$0                            | \$0          | -                |
| Total:  |                                     | \$42,300   | \$224,000 | \$266,300         | \$0                            | \$0          | 2437             |



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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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish                   | Style Code & Desc.              |
|------------------|---------------|----------------------------|----------------------------|-----------------------------------|---------------------------------|
| HOUSE            | 2005          | 954                        | 954                        | AVG Quality / 285 Ft <sup>2</sup> | RAM - RAMBL/RNCH                |
| Segment          | Story         | Width                      | Length                     | Area                              | Foundation                      |
| BAS              | 1             | 9                          | 10                         | 90                                | BASEMENT WITH EXTERIOR ENTRANCE |
| BAS              | 1             | 24                         | 36                         | 864                               | BASEMENT WITH EXTERIOR ENTRANCE |
| DK               | 1             | 0                          | 0                          | 687                               | PIERS AND FOOTINGS              |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                              |                                 |
| 1.0 BATH         | 3 BEDROOMS    | -                          | 0                          | C&AIR_COND, FUEL OIL              |                                 |

## Improvement 2 Details (26X48 DG)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1965       | 1,248                      | 1,248                      | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 24                         | 26                         | 624             | FLOATING SLAB      |
| WIG              | 1          | 24                         | 26                         | 624             | FLOATING SLAB      |

## Improvement 3 Details (7X12 SHED)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| LEAN TO          | 1965       | 120                        | 120                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 3                          | 12                         | 36              | POST ON GROUND     |
| BAS              | 1          | 7                          | 12                         | 84              | POST ON GROUND     |

## Improvement 4 Details (PLAY HOUSE)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SLEEPER          | 1975       | 96                         | 96                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 8                          | 12                         | 96              | POST ON GROUND     |
| OPX              | 1          | 8                          | 4                          | 32              | POST ON GROUND     |

## Improvement 5 Details (24X26 DG)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1955       | 1,104                      | 1,104                      | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 24                         | 46                         | 1,104           | SHALLOW FOUNDATION |



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| Sales Reported to the St. Louis County Auditor |                        |                     |                                 |                 |                     |                  |                  |
|--|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Sale Date                                      |                        | Purchase Price      |                                 |                 | CRV Number          |                  |                  |
| 07/2024  |                        | \$345,500           |                                 |                 | 259337              |                  |                  |
| 01/1970  |                        | \$0                 |                                 |                 | 89161               |                  |                  |
| Assessment History                             |                        |                     |                                 |                 |                     |                  |                  |
| Year   | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025                              | 201                    | \$42,300            | \$185,900                       | \$228,200       | \$0                 | \$0              | -                |
|  | Total                  | \$42,300            | \$185,900                       | \$228,200       | \$0                 | \$0              | 2,022.00         |
| 2023 Payable 2024                              | 201                    | \$36,700            | \$169,600                       | \$206,300       | \$0                 | \$0              | -                |
|  | Total                  | \$36,700            | \$169,600                       | \$206,300       | \$0                 | \$0              | 1,876.00         |
| 2022 Payable 2023                              | 201                    | \$29,400            | \$162,300                       | \$191,700       | \$0                 | \$0              | -                |
|  | Total                  | \$29,400            | \$162,300                       | \$191,700       | \$0                 | \$0              | 1,717.00         |
| 2021 Payable 2022                              | 201                    | \$29,400            | \$155,500                       | \$184,900       | \$0                 | \$0              | -                |
|  | Total                  | \$29,400            | \$155,500                       | \$184,900       | \$0                 | \$0              | 1,643.00         |
| Tax Detail History                             |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year                                       | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024   | \$1,683.00             | \$85.00             | \$1,768.00                      | \$33,378        | \$154,249           | \$187,627        |                  |
| 2023   | \$1,679.00             | \$85.00             | \$1,764.00                      | \$26,335        | \$145,378           | \$171,713        |                  |
| 2022   | \$1,839.00             | \$85.00             | \$1,924.00                      | \$26,125        | \$138,176           | \$164,301        |                  |

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