



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 5:00:21 PM

| General Details | | | | | | | |
|--|---|-------------------|----------------------------|-------------------|-------------------------|-------------------|---------------------|
| Parcel ID: | 275-0010-00602 | | | | | | |
| Document: | Torrens - 1084570.0 | | | | | | |
| Document Date: | 10/28/2024 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | BREVATOR | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 3 | 50 | 17 | - | - | | |
| Description: | N 490 FT OF NE1/4 OF SE1/4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | STIBBE COREY & AUSTIN | | | | | | |
| and Address: | 7498 HWY 2 SAGINAW MN 55779 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | STIBBE AUSTIN | | | | | | |
| Owner Name | STIBBE COREY | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | \$2,303.00 | | | |
| | 2026 - Special Assessments | | | \$85.00 | | | |
| | 2026 - Total Tax & Special Assessments | | | \$2,388.00 | | | |
| Current Tax Due (as of 4/4/2026) | | | | | | | |
| | Due May 15 | | Due October 15 | | Total Due | | |
| | 2026 - 1st Half Tax | \$1,194.00 | 2026 - 2nd Half Tax | \$1,194.00 | 2026 - 1st Half Tax Due | \$1,194.00 | |
| | 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$1,194.00 | |
| | 2026 - 1st Half Due | \$1,194.00 | 2026 - 2nd Half Due | \$1,194.00 | 2026 - Total Due | \$2,388.00 | |
| Parcel Details | | | | | | | |
| Property Address: | 7498 HWY 2, SAGINAW MN | | | | | | |
| School District: | 2142 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | JOHNSON, AUSTIN R | | | | | | |
| 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) | \$52,500 | \$236,800 | \$289,300 | \$0 | \$0 | - |
| | Total: | \$52,500 | \$236,800 | \$289,300 | \$0 | \$0 | 2688 |



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Land Details

| | |
|-------------------------------|------------------|
| Deeded Acres: | 12.04 |
| Waterfront: | - |
| Water Front Feet: | 0.00 |
| Water Code & Desc: | W - DRILLED WELL |
| Gas Code & Desc: | - |
| Sewer Code & Desc: | M - MOUND |
| 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 | 2001 | 1,904 | 1,904 | - | SLB - SLAB | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>28</td> <td>68</td> <td>1,904</td> <td>-</td> </tr> <tr> <td>DK</td> <td>1</td> <td>8</td> <td>8</td> <td>64</td> <td>POST ON GROUND</td> </tr> <tr> <td>DK</td> <td>1</td> <td>12</td> <td>20</td> <td>240</td> <td>POST ON GROUND</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 1 | 28 | 68 | 1,904 | - | DK | 1 | 8 | 8 | 64 | POST ON GROUND | DK | 1 | 12 | 20 | 240 | POST ON GROUND |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | | | | | | | | | | | | | |
| BAS | 1 | 28 | 68 | 1,904 | - | | | | | | | | | | | | | | | | | | | | | | | | |
| DK | 1 | 8 | 8 | 64 | POST ON GROUND | | | | | | | | | | | | | | | | | | | | | | | | |
| DK | 1 | 12 | 20 | 240 | POST ON GROUND | | | | | | | | | | | | | | | | | | | | | | | | |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.0 BATH | 3 BEDROOMS | - | | 0 | C&AIR_EXCH, ELECTRIC | | | | | | | | | | | | | | | | | | | | | | | | |

Improvement 2 Details (POLE GAR)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | |
|--|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|----|-------|---|
| GARAGE | 2001 | 1,080 | 1,080 | - | DETACHED | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>30</td> <td>36</td> <td>1,080</td> <td>-</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 1 | 30 | 36 | 1,080 | - |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | |
| BAS | 1 | 30 | 36 | 1,080 | - | | | | | | | | | | | | |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 04/2019 | \$188,500 | 231212 |

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 | \$52,500 | \$225,000 | \$277,500 | \$0 | \$0 | - |
| | Total | \$52,500 | \$225,000 | \$277,500 | \$0 | \$0 | 2,559.00 |
| 2024 Payable 2025 | 201 | \$52,500 | \$219,400 | \$271,900 | \$0 | \$0 | - |
| | Total | \$52,500 | \$219,400 | \$271,900 | \$0 | \$0 | 2,498.00 |
| 2023 Payable 2024 | 201 | \$45,300 | \$200,200 | \$245,500 | \$0 | \$0 | - |
| | Total | \$45,300 | \$200,200 | \$245,500 | \$0 | \$0 | 2,304.00 |
| 2022 Payable 2023 | 201 | \$33,200 | \$203,900 | \$237,100 | \$0 | \$0 | - |
| | Total | \$33,200 | \$203,900 | \$237,100 | \$0 | \$0 | 2,212.00 |



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| Tax Detail History | | | | | | |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2025 | \$2,057.00 | \$85.00 | \$2,142.00 | \$48,237 | \$201,584 | \$249,821 |
| 2024 | \$2,127.00 | \$85.00 | \$2,212.00 | \$42,505 | \$187,850 | \$230,355 |
| 2023 | \$2,237.00 | \$85.00 | \$2,322.00 | \$30,973 | \$190,226 | \$221,199 |

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