



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 7:56:13 PM

| General Details                                   |  |                            |                   |                         |                 |                 |                     |
|---|--|----------------------------|-------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:  | 275-0010-00870                         |                            |                   |                         |                 |                 |                     |
| Document:   | Abstract - 01084208                    |                            |                   |                         |                 |                 |                     |
| Document Date:                                    | 06/16/2008                             |                            |                   |                         |                 |                 |                     |
| Legal Description Details                         |  |                            |                   |                         |                 |                 |                     |
| Plat Name:  | BREVATOR                               |                            |                   |                         |                 |                 |                     |
| Section   | Township                               | Range                      | Lot               | Block                   |                 |                 |                     |
| 5   | 50                                     | 17                         | -                 | -                       |                 |                 |                     |
| Description:                                      | LOT 4 EX W 990 FT                      |                            |                   |                         |                 |                 |                     |
| Taxpayer Details                                  |  |                            |                   |                         |                 |                 |                     |
| Taxpayer Name                                     | BROUSE RANDY S & RISSANEN CHERI E      |                            |                   |                         |                 |                 |                     |
| and Address:                                      | 8057 HWY 2                             |                            |                   |                         |                 |                 |                     |
|   | SAGINAW MN 55779                       |                            |                   |                         |                 |                 |                     |
| Owner Details                                     |  |                            |                   |                         |                 |                 |                     |
| Owner Name  | BROUSE RANDY                           |                            |                   |                         |                 |                 |                     |
| Owner Name  | RISSANEN CHERI                         |                            |                   |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |  |                            |                   |                         |                 |                 |                     |
| 2025 - Net Tax                                    |  |                            | \$2,807.00        |                         |                 |                 |                     |
| 2025 - Special Assessments                        |  |                            | \$85.00           |                         |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                            | <b>\$2,892.00</b> |                         |                 |                 |                     |
| Current Tax Due (as of 12/14/2025)                |  |                            |                   |                         |                 |                 |                     |
| Due May 15  |  | Due October 15             |                   |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$1,446.00                             | 2025 - 2nd Half Tax        | \$1,446.00        | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$1,446.00                             | 2025 - 2nd Half Tax Paid   | \$1,446.00        | 2025 - 2nd Half Tax Due | \$0.00          |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>                          | <b>2025 - 2nd Half Due</b> | <b>\$0.00</b>     | <b>2025 - Total Due</b> | <b>\$0.00</b>   |                 |                     |
| Parcel Details                                    |  |                            |                   |                         |                 |                 |                     |
| Property Address:                                 | 8057 HWY 2, SAGINAW MN                 |                            |                   |                         |                 |                 |                     |
| School District:                                  | 2142                                   |                            |                   |                         |                 |                 |                     |
| Tax Increment District:                           | -                                      |                            |                   |                         |                 |                 |                     |
| Property/Homesteader:                             | BROUSE, RANDY S & CHERIE E             |                            |                   |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |  |                            |                   |                         |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status                    | Land<br>EMV                | Bldg<br>EMV       | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 201   | 1 - Owner Homestead<br>(100.00% total) | \$48,900                   | \$333,700         | \$382,600               | \$0             | \$0             | -                   |
| Total:  |  | \$48,900                   | \$333,700         | \$382,600               | \$0             | \$0             | 3705                |



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## Land Details

**Deeded Acres:** 10.00  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (MODULAR)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish                    | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|------------------------------------|--------------------|
| HOUSE            | 2007          | 2,072                      | 2,072                      | ECO Quality / 1554 Ft <sup>2</sup> | MOD - MODULAR      |
| Segment          | Story         | Width                      | Length                     | Area                               | Foundation         |
| BAS              | 1             | 14                         | 28                         | 392                                | WALKOUT BASEMENT   |
| BAS              | 1             | 28                         | 60                         | 1,680                              | WALKOUT BASEMENT   |
| DK               | 1             | 12                         | 36                         | 432                                | POST ON GROUND     |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                               |                    |
| 2.0 BATHS        | 4 BEDROOMS    | -                          | -                          | C&AC&EXCH, PROPANE                 |                    |

## Improvement 2 Details (GARAGE)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 2024       | 1,600                      | 1,600                      | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 40                         | 40                         | 1,600           | FLOATING SLAB      |

## Improvement 3 Details (10X22 COOP)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 2011       | 220                        | 220                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 10                         | 22                         | 220             | POST ON GROUND     |

## Improvement 4 Details (GREEN ROOF)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1955       | 96                         | 96                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 8                          | 12                         | 96              | POST ON GROUND     |

## Improvement 5 Details (SM ULTT)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
|                  | 0          | 56                         | 56                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 7                          | 8                          | 56              | -                  |

## Improvement 6 Details (6X8 SHED)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 48                         | 48                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 6                          | 8                          | 48              | POST ON GROUND     |



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| Sales Reported to the St. Louis County Auditor |                        |                     |                                 |                 |                     |                  |                  |
|--|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| No Sales information reported.                 |                        |                     |                                 |                 |                     |                  |                  |
| 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                    | \$48,900            | \$290,600                       | \$339,500       | \$0                 | \$0              | -                |
|  | Total                  | \$48,900            | \$290,600                       | \$339,500       | \$0                 | \$0              | 3,235.00         |
| 2023 Payable 2024                              | 201                    | \$42,300            | \$265,200                       | \$307,500       | \$0                 | \$0              | -                |
|  | Total                  | \$42,300            | \$265,200                       | \$307,500       | \$0                 | \$0              | 2,979.00         |
| 2022 Payable 2023                              | 201                    | \$34,600            | \$247,300                       | \$281,900       | \$0                 | \$0              | -                |
|  | Total                  | \$34,600            | \$247,300                       | \$281,900       | \$0                 | \$0              | 2,700.00         |
| 2021 Payable 2022                              | 201                    | \$34,600            | \$237,000                       | \$271,600       | \$0                 | \$0              | -                |
|  | Total                  | \$34,600            | \$237,000                       | \$271,600       | \$0                 | \$0              | 2,588.00         |
| Tax Detail History                             |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year                                       | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024   | \$2,825.00             | \$85.00             | \$2,910.00                      | \$40,984        | \$256,951           | \$297,935        |                  |
| 2023   | \$2,787.00             | \$85.00             | \$2,872.00                      | \$33,143        | \$236,888           | \$270,031        |                  |
| 2022   | \$3,045.00             | \$85.00             | \$3,130.00                      | \$32,970        | \$225,834           | \$258,804        |                  |

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