



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 11:41:29 AM

| General Details                                   |   |                            |                   |                         |                   |                 |                     |
|---|---|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID:  | 275-0010-01130  |                            |                   |                         |                   |                 |                     |
| Document:   | Abstract - 01467456                                       |                            |                   |                         |                   |                 |                     |
| Document Date:                                    | 05/18/2023  |                            |                   |                         |                   |                 |                     |
| Legal Description Details                         |   |                            |                   |                         |                   |                 |                     |
| Plat Name:  | BREVATOR  |                            |                   |                         |                   |                 |                     |
| Section   | Township  | Range                      | Lot               | Block                   |                   |                 |                     |
| 6   | 50  | 17                         | -                 | -                       |                   |                 |                     |
| Description:                                      | W 1/4 OF THAT PART OF SW 1/4 OF NE 1/4 LYING N OF THE HWY |                            |                   |                         |                   |                 |                     |
| Taxpayer Details                                  |   |                            |                   |                         |                   |                 |                     |
| Taxpayer Name                                     | VANSTRATEN ADAM & LINDSEY                                 |                            |                   |                         |                   |                 |                     |
| and Address:                                      | 8185 HWY 2  |                            |                   |                         |                   |                 |                     |
|   | SAGINAW MN 55779  |                            |                   |                         |                   |                 |                     |
| Owner Details                                     |   |                            |                   |                         |                   |                 |                     |
| Owner Name  | VANSTRATEN ADAM   |                            |                   |                         |                   |                 |                     |
| Owner Name  | VANSTRATEN LINDSEY  |                            |                   |                         |                   |                 |                     |
| Payable 2025 Tax Summary                          |   |                            |                   |                         |                   |                 |                     |
| 2025 - Net Tax                                    |   |                            | \$2,251.00        |                         |                   |                 |                     |
| 2025 - Special Assessments                        |   |                            | \$85.00           |                         |                   |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |   |                            | <b>\$2,336.00</b> |                         |                   |                 |                     |
| Current Tax Due (as of 5/13/2025)                 |   |                            |                   |                         |                   |                 |                     |
| Due May 15  |   | Due October 15             |                   |                         | Total Due         |                 |                     |
| 2025 - 1st Half Tax                               | \$1,168.00  | 2025 - 2nd Half Tax        | \$1,168.00        | 2025 - 1st Half Tax Due | \$0.00            |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$1,168.00  | 2025 - 2nd Half Tax Paid   | \$0.00            | 2025 - 2nd Half Tax Due | \$1,168.00        |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>   | <b>2025 - 2nd Half Due</b> | <b>\$1,168.00</b> | <b>2025 - Total Due</b> | <b>\$1,168.00</b> |                 |                     |
| Parcel Details                                    |   |                            |                   |                         |                   |                 |                     |
| Property Address:                                 | 8185 HWY 2, SAGINAW MN                                    |                            |                   |                         |                   |                 |                     |
| School District:                                  | 2142  |                            |                   |                         |                   |                 |                     |
| Tax Increment District:                           | -   |                            |                   |                         |                   |                 |                     |
| Property/Homesteader:                             | VANSTRATEN, ADAM R & LINDSEY R                            |                            |                   |                         |                   |                 |                     |
| 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)                    | \$40,600                   | \$251,400         | \$292,000               | \$0               | \$0             | -                   |
| Total:  |   | \$40,600                   | \$251,400         | \$292,000               | \$0               | \$0             | 2717                |



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## Land Details

**Deeded Acres:** 6.23  
**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 (HOUSE)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish                    | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|------------------------------------|--------------------|
| HOUSE            | 1967       | 1,332                      | 2,169                      | AVG Quality / 1185 Ft <sup>2</sup> | 2S - 2 STORY       |

| Segment | Story | Width | Length | Area | Foundation       |
|---------|-------|-------|--------|------|------------------|
| BAS     | 1     | 3     | 7      | 21   | WALKOUT BASEMENT |
| BAS     | 1     | 3     | 13     | 39   | WALKOUT BASEMENT |
| BAS     | 1     | 3     | 18     | 54   | WALKOUT BASEMENT |
| BAS     | 1     | 3     | 25     | 75   | WALKOUT BASEMENT |
| BAS     | 1     | 3     | 26     | 78   | WALKOUT BASEMENT |
| BAS     | 1     | 3     | 27     | 81   | WALKOUT BASEMENT |
| BAS     | 2     | 3     | 8      | 24   | WALKOUT BASEMENT |
| BAS     | 2     | 13    | 21     | 273  | WALKOUT BASEMENT |
| BAS     | 2     | 20    | 27     | 540  | WALKOUT BASEMENT |
| DK      | 1     | 6     | 10     | 60   | FLOATING SLAB    |
| OP      | 1     | 5     | 14     | 70   | POST ON GROUND   |

|                   |                      |                   |                        |                   |
|-------------------|----------------------|-------------------|------------------------|-------------------|
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b> | <b>Fireplace Count</b> | <b>HVAC</b>       |
| 2.75 BATHS        | 6 BEDROOM            | -                 | 2                      | CENTRAL, FUEL OIL |

## Improvement 2 Details (ATTACHED)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1967       | 408                        | 408                        | -               | ATTACHED           |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|------------|
| BAS     | 1     | 17    | 24     | 408  | FOUNDATION |

## Improvement 3 Details (DETACHED)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1967       | 1,280                      | 1,280                      | -               | DETACHED           |

| Segment | Story | Width | Length | Area  | Foundation    |
|---------|-------|-------|--------|-------|---------------|
| BAS     | 1     | 32    | 40     | 1,280 | FLOATING SLAB |

## Improvement 4 Details

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1970       | 960                        | 960                        | -               | -                  |

| Segment | Story | Width | Length | Area | Foundation    |
|---------|-------|-------|--------|------|---------------|
| BAS     | 1     | 30    | 32     | 960  | FLOATING SLAB |



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| Sales Reported to the St. Louis County Auditor |       |  |                     |                                 |                 |                     |                  |                  |
|--|-------|--|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Sale Date                                      |       | Purchase Price                                   |                     |                                 | CRV Number      |                     |                  |                  |
| 05/2023  |       | \$279,900  |                     |                                 | 254091          |                     |                  |                  |
| 04/2020  |       | \$239,000  |                     |                                 | 236464          |                     |                  |                  |
| 11/2011  |       | \$130,000  |                     |                                 | 195568          |                     |                  |                  |
| 09/2010  |       | \$250,000 (This is part of a multi parcel sale.) |                     |                                 | 191237          |                     |                  |                  |
| 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   |  | \$40,600            | \$248,700                       | \$289,300       | \$0                 | \$0              | -                |
|  | Total |  | \$40,600            | \$248,700                       | \$289,300       | \$0                 | \$0              | 2,688.00         |
| 2023 Payable 2024                              | 201   |  | \$35,300            | \$204,100                       | \$239,400       | \$0                 | \$0              | -                |
|  | Total |  | \$35,300            | \$204,100                       | \$239,400       | \$0                 | \$0              | 2,237.00         |
| 2022 Payable 2023                              | 201   |  | \$28,100            | \$215,300                       | \$243,400       | \$0                 | \$0              | -                |
|  | Total |  | \$28,100            | \$215,300                       | \$243,400       | \$0                 | \$0              | 2,281.00         |
| 2021 Payable 2022                              | 201   |  | \$28,100            | \$206,200                       | \$234,300       | \$0                 | \$0              | -                |
|  | Total |  | \$28,100            | \$206,200                       | \$234,300       | \$0                 | \$0              | 2,181.00         |
| Tax Detail History                             |       |  |                     |                                 |                 |                     |                  |                  |
| Tax Year                                       |       | Tax  | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024   |       | \$2,057.00                                       | \$85.00             | \$2,142.00                      | \$32,986        | \$190,720           | \$223,706        |                  |
| 2023   |       | \$2,315.00                                       | \$85.00             | \$2,400.00                      | \$26,330        | \$201,736           | \$228,066        |                  |
| 2022   |       | \$2,525.00                                       | \$85.00             | \$2,610.00                      | \$26,163        | \$191,984           | \$218,147        |                  |

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