



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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| General Details                                   |   |                            |                 |                                |
|---|---|----------------------------|-----------------|--------------------------------|
| Parcel ID:  | 275-0010-01284  |                            |                 |                                |
| Legal Description Details                         |   |                            |                 |                                |
| Plat Name:  | BREVATOR  |                            |                 |                                |
| Section   | Township  | Range                      | Lot             | Block                          |
| 6   | 50  | 17                         | -               | -                              |
| Description:                                      | THAT PART OF SE1/4 OF NE1/4 6-50-17 WHICH IS S OF US HWY #2 DESCRIBED AS FOLLOWS COMM AT THE PT OF INTERSECTION OF THE W LINE OF THE E1/2 OF E1/2 OF SE1/4 OF NE1/4 WITH THE SLY R.O.W. LINE OF US HWY #2 THENCE WLY ALONG SLY R.O.W. 200 FT THENCE SLY PARALLEL WITH THE E LINE OF SE1/4 OF NE1/4 200 FT TO THE ACTUAL PT OF BEG OF THE TRACT OF LAND HEREIN DESCRIBED THENCE NLY PARALLEL WITH E LINE OF SE1/4 OF NE1/4 200 FT TO SLY R.O.W. LINE THENCE WLY ALONG SLY R.O.W. LINE 30 FT THENCE SLY PARALLEL WITH THE E LINE OF SE1/4 OF NE1/4 200 FT THENCE WLY PARALLEL WITH SLY R.O.W. 70 FT THENCE SLY PARALLEL WITH E LINE OF SE1/4 OF NE1/4 130 FT MORE OR LESS TO THE S LINE OF SE1/4 OF NE1/4 THENCE ELY ALONG S LINE OF SE1/4 OF NE1/4 300 FT MORE OR LESS TO THE SW COR OF E1/2 OF E1/2 OF SE1/4 OF NE1/4 THENCE NLY ALONG W LINE OF E1/2 OF E1/2 OF SE1/4 OF NE1/4 130 FT MORE OR LESS TO THE INTERSECTION WITH A LINE THAT PASSES THROUGH THE PT OF BEG AND IS PARALLEL WITH SLY R.O.W. LINE THENCE WLY PARALLEL WITH SLY R.O.W. LINE 200 FT MORE OR LESS TO THE PT OF BEG & THAT PART OF THE NE1/4 OF SE1/4 6-50-17 DESCRIBED AS FOLLOWS BEG AT THE NW COR OF THE NE1/4 OF NE1/4 OF SE1/4 THENCE WLY ALONG THE N LINE OF NE1/4 OF SE1/4 300 FT THENCE SLY PARALLEL WITH THE E LINE OF NE1/4 OF SE1/4 390 FT THENCE ELY PARALLEL WITH N LINE OF THE NE1/4 OF SE1/4 345 FT THENCE SLY PARALLEL WITH E LINE OF THE NE1/4 OF SE1/4 930 FT MORE OF LESS TO THE S LINE OF NE1/4 OF SE1/4 THENCE ELY ALONG LAST SAID S LINE 285 FT MORE OF LESS TO THE SE COR OF NE1/4 OF SE1/4 THENCE NLY ALONG E LINE OF THE NE1/4 OF SE1/4 990 FT MORE OR LESS TO THE SE COR OF NE1/4 OF NE1/4 OF SE1/4 OF SE1/4 THENCE WLY ALONG THE S LINE OF NE1/4 OF NE1/4 OF SE1/4 330 FT MORE OR LESS TO THE SW COR OF NE1/4 OF NE1/4 OF SE1/4 THENCE NLY ALONG THE W LINE OF NE1/4 OF NE1/4 OF SE1/4 330 FT MORE OR LESS TO THE PT OF BEG |                            |                 |                                |
| Taxpayer Details                                  |   |                            |                 |                                |
| Taxpayer Name and Address:                        | PETERSEN JOSEPH B JR<br>8118 HWY 2<br>SAGINAW MN 55779  |                            |                 |                                |
| Owner Details                                     |   |                            |                 |                                |
| Owner Name  | PETERSEN JOSEPH B JR ETUX   |                            |                 |                                |
| Payable 2025 Tax Summary                          |   |                            |                 |                                |
| 2025 - Net Tax                                    |   |                            | \$627.00        |                                |
| 2025 - Special Assessments                        |   |                            | \$85.00         |                                |
| <b>2025 - Total Tax &amp; Special Assessments</b> |   |                            | <b>\$712.00</b> |                                |
| Current Tax Due (as of 12/15/2025)                |   |                            |                 |                                |
| Due May 15  |   | Due October 15             |                 | Total Due                      |
| 2025 - 1st Half Tax                               | \$356.00  | 2025 - 2nd Half Tax        | \$356.00        | 2025 - 1st Half Tax Due \$0.00 |
| 2025 - 1st Half Tax Paid                          | \$356.00  | 2025 - 2nd Half Tax Paid   | \$356.00        | 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 \$0.00</b> |
| Parcel Details                                    |   |                            |                 |                                |
| Property Address:                                 | 8118 HWY 2, SAGINAW MN  |                            |                 |                                |
| School District:                                  | 2142  |                            |                 |                                |
| Tax Increment District:                           | -   |                            |                 |                                |
| Property/Homesteader:                             | PETERSON, JOSEPH B  |                            |                 |                                |



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| 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) | \$51,500                    | \$93,600    | \$145,100                  | \$0             | \$0                        | -                   |                  |  |                    |  |
| Total:   |  | \$51,500                    | \$93,600    | \$145,100                  | \$0             | \$0                        | 1116                |                  |  |                    |  |
| Land Details   |  |                             |             |                            |                 |                            |                     |                  |  |                    |  |
| Deeded Acres:  |  | 10.30                       |             |                            |                 |                            |                     |                  |  |                    |  |
| 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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |  |                             |             |                            |                 |                            |                     |                  |  |                    |  |
| Improvement 1 Details  |  |                             |             |                            |                 |                            |                     |                  |  |                    |  |
| Improvement Type   |  | Year Built                  |             | Main Floor Ft <sup>2</sup> |                 | Gross Area Ft <sup>2</sup> |                     | Basement Finish  |  | Style Code & Desc. |  |
| MANUFACTURED HOME  |  | 1996                        |             | 1,344                      |                 | 1,344                      |                     | -                |  | DBL - DBL WIDE     |  |
| Segment  |  | Story                       |             | Width                      |                 | Length                     |                     | Area             |  | Foundation         |  |
| BAS  |  | 1                           |             | 28                         |                 | 48                         |                     | 1,344            |  | FOUNDATION         |  |
| CW   |  | 1                           |             | 10                         |                 | 28                         |                     | 280              |  | PIERS AND FOOTINGS |  |
| DK   |  | 1                           |             | 5                          |                 | 5                          |                     | 25               |  | POST ON GROUND     |  |
| DK   |  | 1                           |             | 6                          |                 | 10                         |                     | 60               |  | POST ON GROUND     |  |
| Bath Count   |  | Bedroom Count               |             | Room Count                 |                 | Fireplace Count            |                     | HVAC             |  |                    |  |
| 2.0 BATHS  |  | 3 BEDROOMS                  |             | -                          |                 | -                          |                     | CENTRAL, PROPANE |  |                    |  |
| Improvement 2 Details (DETACHED)   |  |                             |             |                            |                 |                            |                     |                  |  |                    |  |
| Improvement Type   |  | Year Built                  |             | Main Floor Ft <sup>2</sup> |                 | Gross Area Ft <sup>2</sup> |                     | Basement Finish  |  | Style Code & Desc. |  |
| GARAGE   |  | 1996                        |             | 528                        |                 | 528                        |                     | -                |  | DETACHED           |  |
| Segment  |  | Story                       |             | Width                      |                 | Length                     |                     | Area             |  | Foundation         |  |
| BAS  |  | 1                           |             | 22                         |                 | 24                         |                     | 528              |  | FLOATING SLAB      |  |
| Improvement 3 Details (COOP)   |  |                             |             |                            |                 |                            |                     |                  |  |                    |  |
| Improvement Type   |  | Year Built                  |             | Main Floor Ft <sup>2</sup> |                 | Gross Area Ft <sup>2</sup> |                     | Basement Finish  |  | Style Code & Desc. |  |
| STORAGE BUILDING   |  | 1995                        |             | 48                         |                 | 48                         |                     | -                |  | -                  |  |
| Segment  |  | Story                       |             | Width                      |                 | Length                     |                     | Area             |  | Foundation         |  |
| BAS  |  | 1                           |             | 6                          |                 | 8                          |                     | 48               |  | POST ON GROUND     |  |
| Improvement 4 Details (GREEN COOP)   |  |                             |             |                            |                 |                            |                     |                  |  |                    |  |
| Improvement Type   |  | Year Built                  |             | Main Floor Ft <sup>2</sup> |                 | Gross Area Ft <sup>2</sup> |                     | Basement Finish  |  | Style Code & Desc. |  |
| STORAGE BUILDING   |  | 1985                        |             | 64                         |                 | 64                         |                     | -                |  | -                  |  |
| Segment  |  | Story                       |             | Width                      |                 | Length                     |                     | Area             |  | Foundation         |  |
| BAS  |  | 1                           |             | 8                          |                 | 8                          |                     | 64               |  | POST ON GROUND     |  |



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| Improvement 5 Details (OPEN LT) |            |                            |                            |                 |                    |
|---------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type                | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
| LEAN TO                         | 1985       | 180                        | 180                        | -               | -                  |
| Segment                         | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS                             | 1          | 10                         | 18                         | 180             | POST ON GROUND     |

| Improvement 6 Details (OSB SHED) |            |                            |                            |                 |                    |
|----------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type                 | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING                 | 1985       | 120                        | 120                        | -               | -                  |
| Segment                          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS                              | 1          | 10                         | 12                         | 120             | POST ON GROUND     |

| Improvement 7 Details (ST W/LT) |            |                            |                            |                 |                    |
|---------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type                | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING                | 1985       | 64                         | 64                         | -               | -                  |
| Segment                         | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS                             | 1          | 8                          | 8                          | 64              | POST ON GROUND     |
| LT                              | 1          | 6                          | 8                          | 48              | POST ON GROUND     |

| 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                    | \$51,500 | \$91,300 | \$142,800 | \$0          | \$0          | -                |
|                    | Total                  | \$51,500 | \$91,300 | \$142,800 | \$0          | \$0          | 1,091.00         |
| 2023 Payable 2024  | 201                    | \$44,500 | \$83,300 | \$127,800 | \$0          | \$0          | -                |
|                    | Total                  | \$44,500 | \$83,300 | \$127,800 | \$0          | \$0          | 1,021.00         |
| 2022 Payable 2023  | 201                    | \$36,600 | \$86,300 | \$122,900 | \$0          | \$0          | -                |
|                    | Total                  | \$36,600 | \$86,300 | \$122,900 | \$0          | \$0          | 967.00           |
| 2021 Payable 2022  | 201                    | \$36,600 | \$82,800 | \$119,400 | \$0          | \$0          | -                |
|                    | Total                  | \$36,600 | \$82,800 | \$119,400 | \$0          | \$0          | 929.00           |

| Tax Detail History |          |                     |                                 |                 |                     |                  |
|--------------------|----------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year           | Tax      | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024               | \$799.00 | \$85.00             | \$884.00                        | \$35,538        | \$66,524            | \$102,062        |
| 2023               | \$831.00 | \$85.00             | \$916.00                        | \$28,804        | \$67,917            | \$96,721         |
| 2022               | \$929.00 | \$85.00             | \$1,014.00                      | \$28,479        | \$64,427            | \$92,906         |



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