



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/4/2025 6:33:06 PM

| General Details | | | | | | | |
|---|--|-------------------------------------|-------------|--------------|----------------------------------|-----------------|---------------------|
| Parcel ID: | 300-0010-00020 | | | | | | |
| Document: | Abstract - 1062251 | | | | | | |
| Document Date: | 08/22/2007 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | COLVIN | | | | | | |
| Section | Township | | Range | | Lot | | Block |
| 1 | 56 | | 15 | | - | | - |
| Description: | LOT 2 EX 1.70 AC RD R/W | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | LUBAHN DAN A | | | | | | |
| and Address: | 3448 WESA RD | | | | | | |
| | MAKINEN MN 55763 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | MONSON JOHN V | | | | | | |
| Owner Name | MONSON PATRICIA A | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | | \$883.00 | | |
| 2025 - Special Assessments | | | | | \$85.00 | | |
| 2025 - Total Tax & Special Assessments | | | | | \$968.00 | | |
| Current Tax Due (as of 5/3/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax \$484.00 | | 2025 - 2nd Half Tax \$484.00 | | | 2025 - 1st Half Tax Due \$484.00 | | |
| 2025 - 1st Half Tax Paid \$0.00 | | 2025 - 2nd Half Tax Paid \$0.00 | | | 2025 - 2nd Half Tax Due \$484.00 | | |
| 2025 - 1st Half Due \$484.00 | | 2025 - 2nd Half Due \$484.00 | | | 2025 - Total Due \$968.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 3448 WESA RD, MAKINEN MN | | | | | | |
| School District: | 2711 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | LUBAHN, DAN A | | | | | | |
| Assessment Details (2025 Payable 2026) | | | | | | | |
| 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) | \$39,300 | \$90,000 | \$129,300 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$23,900 | \$0 | \$23,900 | \$0 | \$0 | - |
| Total: | | \$63,200 | \$90,000 | \$153,200 | \$0 | \$0 | 1183 |



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Land Details

Deeded Acres: 34.16
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.

Improvement 1 Details (LOG CABIN)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|------------------|--------------------|
| HOUSE | 2007 | 648 | 648 | - | LOG - LOG |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 27 | 648 | POST ON GROUND |
| OP | 0 | 6 | 24 | 144 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.0 BATH | 2 BEDROOMS | - | 0 | STOVE/SPCE, WOOD | |

Improvement 2 Details (SAUNA)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SAUNA | 2008 | 80 | 80 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 8 | 10 | 80 | POST ON GROUND |
| OPX | 0 | 4 | 8 | 32 | POST ON GROUND |

Improvement 3 Details (FIREWD ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 96 | 96 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 8 | 12 | 96 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 12/2016 | \$93,200 | 219231 |
| 08/2007 | \$35,000 | 178943 |
| 11/1995 | \$10,000 | 106815 |



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| Assessment History | | | | | | | |
|--------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2024 Payable 2025 | 201 | \$42,700 | \$96,500 | \$139,200 | \$0 | \$0 | - |
| | 111 | \$26,500 | \$0 | \$26,500 | \$0 | \$0 | - |
| | Total | \$69,200 | \$96,500 | \$165,700 | \$0 | \$0 | 1,317.00 |
| 2023 Payable 2024 | 201 | \$36,000 | \$64,100 | \$100,100 | \$0 | \$0 | - |
| | 111 | \$21,400 | \$0 | \$21,400 | \$0 | \$0 | - |
| | Total | \$57,400 | \$64,100 | \$121,500 | \$0 | \$0 | 933.00 |
| 2022 Payable 2023 | 204 | \$36,000 | \$58,400 | \$94,400 | \$0 | \$0 | - |
| | 111 | \$21,400 | \$0 | \$21,400 | \$0 | \$0 | - |
| | Total | \$57,400 | \$58,400 | \$115,800 | \$0 | \$0 | 1,158.00 |
| 2021 Payable 2022 | 204 | \$31,400 | \$48,700 | \$80,100 | \$0 | \$0 | - |
| | 111 | \$17,800 | \$0 | \$17,800 | \$0 | \$0 | - |
| | Total | \$49,200 | \$48,700 | \$97,900 | \$0 | \$0 | 979.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$749.00 | \$85.00 | \$834.00 | \$47,247 | \$46,022 | \$93,269 | |
| 2023 | \$1,367.00 | \$85.00 | \$1,452.00 | \$57,400 | \$58,400 | \$115,800 | |
| 2022 | \$1,327.00 | \$85.00 | \$1,412.00 | \$49,200 | \$48,700 | \$97,900 | |

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