



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 5:54:54 PM

| General Details                        |   |                  |                            |                  |                         |                 |                     |
|--|---|------------------|----------------------------|------------------|-------------------------|-----------------|---------------------|
| Parcel ID:                             | 300-0010-03060                                    |                  |                            |                  |                         |                 |                     |
| Document:                              | Abstract - 801984                                 |                  |                            |                  |                         |                 |                     |
| Document Date:                         | 11/01/2000  |                  |                            |                  |                         |                 |                     |
| Legal Description Details              |   |                  |                            |                  |                         |                 |                     |
| Plat Name:                             | COLVIN  |                  |                            |                  |                         |                 |                     |
|  | Section   | Township         | Range                      | Lot              | Block                   |                 |                     |
|  | 19  | 56               | 15                         | -                | -                       |                 |                     |
| Description:                           | LOT 2   |                  |                            |                  |                         |                 |                     |
| Taxpayer Details                       |   |                  |                            |                  |                         |                 |                     |
| Taxpayer Name                          | SWANSON JOHN F                                    |                  |                            |                  |                         |                 |                     |
| and Address:                           | 2816 CORBIN RD<br>MAKINEN MN 55763                |                  |                            |                  |                         |                 |                     |
| Owner Details                          |   |                  |                            |                  |                         |                 |                     |
| Owner Name                             | SWANSON JOHN F                                    |                  |                            |                  |                         |                 |                     |
| Owner Name                             | SWANSON PAMELA ANN                                |                  |                            |                  |                         |                 |                     |
| Payable 2026 Tax Summary               |   |                  |                            |                  |                         |                 |                     |
|  | 2026 - Net Tax                                    |                  |                            |                  |                         |                 | \$1,881.00          |
|  | 2026 - Special Assessments                        |                  |                            |                  |                         |                 | \$85.00             |
|  | <b>2026 - Total Tax &amp; Special Assessments</b> |                  |                            |                  |                         |                 | <b>\$1,966.00</b>   |
| Current Tax Due (as of 4/2/2026)       |   |                  |                            |                  |                         |                 |                     |
|  | Due May 15  |                  | Due October 15             |                  | Total Due               |                 |                     |
|  | 2026 - 1st Half Tax                               | \$983.00         | 2026 - 2nd Half Tax        | \$983.00         | 2026 - 1st Half Tax Due | \$0.00          |                     |
|  | 2026 - 1st Half Tax Paid                          | \$983.00         | 2026 - 2nd Half Tax Paid   | \$983.00         | 2026 - 2nd Half Tax Due | \$0.00          |                     |
|  | <b>2026 - 1st Half Due</b>                        | <b>\$0.00</b>    | <b>2026 - 2nd Half Due</b> | <b>\$0.00</b>    | <b>2026 - Total Due</b> | <b>\$0.00</b>   |                     |
| Parcel Details                         |   |                  |                            |                  |                         |                 |                     |
| Property Address:                      | 2816 CORBIN RD, MAKINEN MN                        |                  |                            |                  |                         |                 |                     |
| School District:                       | 2711  |                  |                            |                  |                         |                 |                     |
| Tax Increment District:                | -   |                  |                            |                  |                         |                 |                     |
| Property/Homesteader:                  | SWANSON, JOHN F & SMITH, PAMELA A                 |                  |                            |                  |                         |                 |                     |
| 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)            | \$79,200         | \$144,400                  | \$223,600        | \$0                     | \$0             | -                   |
| 111                                    | 0 - Non Homestead                                 | \$21,300         | \$0                        | \$21,300         | \$0                     | \$0             | -                   |
|  | <b>Total:</b>                                     | <b>\$100,500</b> | <b>\$144,400</b>           | <b>\$244,900</b> | <b>\$0</b>              | <b>\$0</b>      | <b>2185</b>         |



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## Land Details

|                               |                             |
|-------------------------------|-----------------------------|
| <b>Deeded Acres:</b>          | 33.19                       |
| <b>Waterfront:</b>            | LONG (26-56-16)             |
| <b>Water Front Feet:</b>      | 870.00                      |
| <b>Water Code &amp; Desc:</b> | W - DRILLED WELL            |
| <b>Gas Code &amp; Desc:</b>   | -                           |
| <b>Sewer Code &amp; Desc:</b> | S - ON-SITE SANITARY SYSTEM |
| <b>Lot Width:</b>             | 0.00                        |
| <b>Lot Depth:</b>             | 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 (RESIDENCE)

| Improvement Type  | Year Built           | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish                   | Style Code & Desc. |             |                                 |
|-------------------|----------------------|----------------------------|----------------------------|-----------------------------------|--------------------|-------------|---------------------------------|
| HOUSE             | 1946                 | 1,508                      | 1,508                      | AVG Quality / 418 Ft <sup>2</sup> | RAM - RAMBL/RNCH   |             |                                 |
|                   |                      | <b>Segment</b>             | <b>Story</b>               | <b>Width</b>                      | <b>Length</b>      | <b>Area</b> | <b>Foundation</b>               |
|                   |                      | BAS                        | 1                          | 22                                | 38                 | 836         | BASEMENT WITH EXTERIOR ENTRANCE |
|                   |                      | BAS                        | 1                          | 24                                | 28                 | 672         | PIERS AND FOOTINGS              |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          |                            | <b>Fireplace Count</b>            | <b>HVAC</b>        |             |                                 |
| 1.5 BATHS         | 2 BEDROOMS           | 6 ROOMS                    |                            | 0                                 | CENTRAL, ELECTRIC  |             |                                 |

## Improvement 2 Details (Pb)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |             |                   |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|-------------|-------------------|
| POLE BUILDING    | 1983       | 1,440                      | 1,440                      | -               | -                  |             |                   |
|                  |            | <b>Segment</b>             | <b>Story</b>               | <b>Width</b>    | <b>Length</b>      | <b>Area</b> | <b>Foundation</b> |
|                  |            | BAS                        | 1                          | 32              | 45                 | 1,440       | POST ON GROUND    |

## Improvement 3 Details (OLD BARN)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |             |                   |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|-------------|-------------------|
| BARN             | 0          | 744                        | 744                        | -               | -                  |             |                   |
|                  |            | <b>Segment</b>             | <b>Story</b>               | <b>Width</b>    | <b>Length</b>      | <b>Area</b> | <b>Foundation</b> |
|                  |            | BAS                        | 1                          | 24              | 31                 | 744         | POST ON GROUND    |
|                  |            | LT                         | 0                          | 18              | 31                 | 558         | POST ON GROUND    |

## Improvement 4 Details (Dg)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |             |                   |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|-------------|-------------------|
| GARAGE           | 0          | 576                        | 576                        | -               | DETACHED           |             |                   |
|                  |            | <b>Segment</b>             | <b>Story</b>               | <b>Width</b>    | <b>Length</b>      | <b>Area</b> | <b>Foundation</b> |
|                  |            | BAS                        | 1                          | 24              | 24                 | 576         | FLOATING SLAB     |

## Improvement 5 Details (SLP/SA)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |             |                   |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|-------------|-------------------|
| SLEEPER          | 0          | 764                        | 764                        | -               | -                  |             |                   |
|                  |            | <b>Segment</b>             | <b>Story</b>               | <b>Width</b>    | <b>Length</b>      | <b>Area</b> | <b>Foundation</b> |
|                  |            | BAS                        | 1                          | 10              | 30                 | 300         | POST ON GROUND    |
|                  |            | BAS                        | 1                          | 12              | 20                 | 240         | POST ON GROUND    |
|                  |            | BAS                        | 1                          | 14              | 16                 | 224         | POST ON GROUND    |
|                  |            | DKX                        | 1                          | 10              | 12                 | 120         | POST ON GROUND    |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price                                  | CRV Number |
|-----------|---|------------|
| 03/1996   | \$54,500 (This is part of a multi parcel sale.) | 108732     |



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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 |
| 2025 Payable 2026  | 201                 | \$79,200            | \$144,400                       | \$223,600        | \$0                 | \$0              | -                |
|                    | 111                 | \$21,300            | \$0                             | \$21,300         | \$0                 | \$0              | -                |
|                    | <b>Total</b>        | <b>\$100,500</b>    | <b>\$144,400</b>                | <b>\$244,900</b> | <b>\$0</b>          | <b>\$0</b>       | <b>2,185.00</b>  |
| 2024 Payable 2025  | 201                 | \$77,600            | \$137,800                       | \$215,400        | \$0                 | \$0              | -                |
|                    | 111                 | \$20,700            | \$0                             | \$20,700         | \$0                 | \$0              | -                |
|                    | <b>Total</b>        | <b>\$98,300</b>     | <b>\$137,800</b>                | <b>\$236,100</b> | <b>\$0</b>          | <b>\$0</b>       | <b>2,089.00</b>  |
| 2023 Payable 2024  | 201                 | \$70,500            | \$131,100                       | \$201,600        | \$0                 | \$0              | -                |
|                    | 111                 | \$18,000            | \$0                             | \$18,000         | \$0                 | \$0              | -                |
|                    | <b>Total</b>        | <b>\$88,500</b>     | <b>\$131,100</b>                | <b>\$219,600</b> | <b>\$0</b>          | <b>\$0</b>       | <b>2,005.00</b>  |
| 2022 Payable 2023  | 201                 | \$70,500            | \$119,400                       | \$189,900        | \$0                 | \$0              | -                |
|                    | 111                 | \$18,000            | \$0                             | \$18,000         | \$0                 | \$0              | -                |
|                    | <b>Total</b>        | <b>\$88,500</b>     | <b>\$119,400</b>                | <b>\$207,900</b> | <b>\$0</b>          | <b>\$0</b>       | <b>1,878.00</b>  |
| Tax Detail History |                     |                     |                                 |                  |                     |                  |                  |
| Tax Year           | Tax                 | Special Assessments | Total Tax & Special Assessments | Taxable Land MV  | Taxable Building MV | Total Taxable MV |                  |
| 2025               | \$1,729.00          | \$85.00             | \$1,814.00                      | \$88,514         | \$120,422           | \$208,936        |                  |
| 2024               | \$1,949.00          | \$85.00             | \$2,034.00                      | \$81,822         | \$118,682           | \$200,504        |                  |
| 2023               | \$1,985.00          | \$85.00             | \$2,070.00                      | \$81,020         | \$106,731           | \$187,751        |                  |

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