



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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| General Details                        |   |                 |                            |                  |                         |                   |                     |
|--|---|-----------------|----------------------------|------------------|-------------------------|-------------------|---------------------|
| Parcel ID:                             | 300-0010-03610                                    |                 |                            |                  |                         |                   |                     |
| Document:                              | Abstract - 1320782                                |                 |                            |                  |                         |                   |                     |
| Document Date:                         | 10/18/2017  |                 |                            |                  |                         |                   |                     |
| Legal Description Details              |   |                 |                            |                  |                         |                   |                     |
| Plat Name:                             | COLVIN  |                 |                            |                  |                         |                   |                     |
|  | Section   | Township        | Range                      | Lot              | Block                   |                   |                     |
|  | 22  | 56              | 15                         | -                | -                       |                   |                     |
| Description:                           | SE 1/4 OF SE 1/4                                  |                 |                            |                  |                         |                   |                     |
| Taxpayer Details                       |   |                 |                            |                  |                         |                   |                     |
| Taxpayer Name                          | DANIELSON JEFF                                    |                 |                            |                  |                         |                   |                     |
| and Address:                           | 2421 S BRANCH TRL<br>MAKINEN MN 55763             |                 |                            |                  |                         |                   |                     |
| Owner Details                          |   |                 |                            |                  |                         |                   |                     |
| Owner Name                             | DANIELSON CATHLEEN M                              |                 |                            |                  |                         |                   |                     |
| Owner Name                             | DANIELSON JEFF M                                  |                 |                            |                  |                         |                   |                     |
| Payable 2026 Tax Summary               |   |                 |                            |                  |                         |                   |                     |
|  | 2026 - Net Tax                                    |                 |                            |                  |                         |                   | \$1,065.00          |
|  | 2026 - Special Assessments                        |                 |                            |                  |                         |                   | \$35.00             |
|  | <b>2026 - Total Tax &amp; Special Assessments</b> |                 |                            |                  |                         |                   | <b>\$1,100.00</b>   |
| Current Tax Due (as of 4/2/2026)       |   |                 |                            |                  |                         |                   |                     |
|  | Due May 15  |                 | Due October 15             |                  | Total Due               |                   |                     |
|  | 2026 - 1st Half Tax                               | \$550.00        | 2026 - 2nd Half Tax        | \$550.00         | 2026 - 1st Half Tax Due | \$550.00          |                     |
|  | 2026 - 1st Half Tax Paid                          | \$0.00          | 2026 - 2nd Half Tax Paid   | \$0.00           | 2026 - 2nd Half Tax Due | \$550.00          |                     |
|  | <b>2026 - 1st Half Due</b>                        | <b>\$550.00</b> | <b>2026 - 2nd Half Due</b> | <b>\$550.00</b>  | <b>2026 - Total Due</b> | <b>\$1,100.00</b> |                     |
| Parcel Details                         |   |                 |                            |                  |                         |                   |                     |
| Property Address:                      | 2710 SIINTO RD, MAKINEN MN                        |                 |                            |                  |                         |                   |                     |
| School District:                       | 2711  |                 |                            |                  |                         |                   |                     |
| Tax Increment District:                | -   |                 |                            |                  |                         |                   |                     |
| Property/Homesteader:                  | -   |                 |                            |                  |                         |                   |                     |
| 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 |
| 151                                    | 0 - Non Homestead                                 | \$33,700        | \$40,300                   | \$74,000         | \$0                     | \$0               | -                   |
| 111                                    | 0 - Non Homestead                                 | \$32,400        | \$0                        | \$32,400         | \$0                     | \$0               | -                   |
|  | <b>Total:</b>                                     | <b>\$66,100</b> | <b>\$40,300</b>            | <b>\$106,400</b> | <b>\$0</b>              | <b>\$0</b>        | <b>1064</b>         |



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| Land Details   |                     |                            |                                 |                  |                     |                  |                  |
|--|---------------------|----------------------------|---------------------------------|------------------|---------------------|------------------|------------------|
| Deeded Acres:  | 40.00               |                            |                                 |                  |                     |                  |                  |
| Waterfront:  | -                   |                            |                                 |                  |                     |                  |                  |
| Water Front Feet:  | 0.00                |                            |                                 |                  |                     |                  |                  |
| Water Code & Desc:   | -                   |                            |                                 |                  |                     |                  |                  |
| Gas Code & Desc:   | -                   |                            |                                 |                  |                     |                  |                  |
| Sewer Code & Desc:   | -                   |                            |                                 |                  |                     |                  |                  |
| 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 (NEW DG)   |                     |                            |                                 |                  |                     |                  |                  |
| Improvement Type   | Year Built          | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup>      | Basement Finish  | Style Code & Desc.  |                  |                  |
| GARAGE   | 2018                | 864                        | 864                             | -                | DETACHED            |                  |                  |
| Segment  | Story               | Width                      | Length                          | Area             | Foundation          |                  |                  |
| BAS  | 1                   | 12                         | 16                              | 192              | FLOATING SLAB       |                  |                  |
| BAS  | 1                   | 24                         | 28                              | 672              | FLOATING SLAB       |                  |                  |
| OPX  | 1                   | 12                         | 8                               | 96               | FLOATING SLAB       |                  |                  |
| Sales Reported to the St. Louis County Auditor   |                     |                            |                                 |                  |                     |                  |                  |
| Sale Date  | Purchase Price      |                            |                                 | CRV Number       |                     |                  |                  |
| 10/2017  | \$37,000            |                            |                                 | 223641           |                     |                  |                  |
| Assessment History   |                     |                            |                                 |                  |                     |                  |                  |
| Year   | Class Code (Legend) | Land EMV                   | Bldg EMV                        | Total EMV        | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2025 Payable 2026  | 151                 | \$33,700                   | \$40,300                        | \$74,000         | \$0                 | \$0              | -                |
|  | 111                 | \$32,400                   | \$0                             | \$32,400         | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$66,100</b>            | <b>\$40,300</b>                 | <b>\$106,400</b> | <b>\$0</b>          | <b>\$0</b>       | <b>1,064.00</b>  |
| 2024 Payable 2025  | 151                 | \$37,500                   | \$43,200                        | \$80,700         | \$0                 | \$0              | -                |
|  | 111                 | \$36,000                   | \$0                             | \$36,000         | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$73,500</b>            | <b>\$43,200</b>                 | <b>\$116,700</b> | <b>\$0</b>          | <b>\$0</b>       | <b>1,167.00</b>  |
| 2023 Payable 2024  | 151                 | \$30,200                   | \$28,700                        | \$58,900         | \$0                 | \$0              | -                |
|  | 111                 | \$29,000                   | \$0                             | \$29,000         | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$59,200</b>            | <b>\$28,700</b>                 | <b>\$87,900</b>  | <b>\$0</b>          | <b>\$0</b>       | <b>879.00</b>    |
| 2022 Payable 2023  | 151                 | \$30,200                   | \$26,100                        | \$56,300         | \$0                 | \$0              | -                |
|  | 111                 | \$29,000                   | \$0                             | \$29,000         | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$59,200</b>            | <b>\$26,100</b>                 | <b>\$85,300</b>  | <b>\$0</b>          | <b>\$0</b>       | <b>853.00</b>    |
| Tax Detail History   |                     |                            |                                 |                  |                     |                  |                  |
| Tax Year   | Tax                 | Special Assessments        | Total Tax & Special Assessments | Taxable Land MV  | Taxable Building MV | Total Taxable MV |                  |
| 2025   | \$1,143.00          | \$25.00                    | \$1,168.00                      | \$73,500         | \$43,200            | \$116,700        |                  |
| 2024   | \$889.00            | \$25.00                    | \$914.00                        | \$59,200         | \$28,700            | \$87,900         |                  |
| 2023   | \$943.00            | \$25.00                    | \$968.00                        | \$59,200         | \$26,100            | \$85,300         |                  |



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