



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 5:22:53 AM

General Details							
Parcel ID:	380-0010-02922						
Document:	Abstract - 01313404						
Document Date:	06/30/2017						
Legal Description Details							
Plat Name:	GRAND LAKE						
Section	Township	Range	Lot	Block			
14	51	16	-	-			
Description:	WLY 420 FT OF N 990 FT OF NW1/4 OF SE1/4						
Taxpayer Details							
Taxpayer Name	SEGUIN JOHN & TIFFANY						
and Address:	6196 BIRCH POINT RD SAGINAW MN 55779						
Owner Details							
Owner Name	SEGUIN JOHN						
Owner Name	SEGUIN TIFFANY						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,167.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,196.00			
Current Tax Due (as of 12/15/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,598.00	2025 - 2nd Half Tax	\$1,598.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,598.00	2025 - 2nd Half Tax Paid	\$1,598.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	6196 BIRCH POINT RD, SAGINAW MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	SEGUIN, JOHN T & TIFFANY E						
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)	\$117,200	\$354,700	\$471,900	\$0	\$0	-
204	0 - Non Homestead	\$0	\$208,800	\$208,800	\$0	\$0	-
Total:		\$117,200	\$563,500	\$680,700	\$0	\$0	6766



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Land Details

Deeded Acres: 9.56
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/frnPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2023	1,739	2,803	U Quality / 0 Ft ²	2S - 2 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	15	45	675	BASEMENT
BAS	2	0	0	1,064	BASEMENT
OP	0	14	14	196	FLOATING SLAB
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.0 BATHS	3 BEDROOMS	-		-	C&AIR_COND, PROPANE

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2023	702	702	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	27	702	FLOATING SLAB

Improvement 3 Details (SLEEPER)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2015	1,200	1,200	-	GK - GARAGE KIT
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	40	1,200	-
LT	1	12	30	360	-
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.0 BATH	2 BEDROOMS	-		0	CENTRAL, WOOD

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2017	\$79,566	221981
05/2015	\$43,000	210380
08/2001	\$30,000	141761
07/2001	\$10,000	140929



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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	\$117,200	\$213,000	\$330,200	\$0	\$0	-
	Total	\$117,200	\$213,000	\$330,200	\$0	\$0	3,134.00
2023 Payable 2024	201	\$90,500	\$159,800	\$250,300	\$0	\$0	-
	Total	\$90,500	\$159,800	\$250,300	\$0	\$0	2,356.00
2022 Payable 2023	201	\$44,700	\$167,100	\$211,800	\$0	\$0	-
	Total	\$44,700	\$167,100	\$211,800	\$0	\$0	1,936.00
2021 Payable 2022	201	\$42,700	\$141,700	\$184,400	\$0	\$0	-
	Total	\$42,700	\$141,700	\$184,400	\$0	\$0	1,638.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,539.00	\$25.00	\$2,564.00	\$85,180	\$150,407	\$235,587	
2023	\$2,195.00	\$25.00	\$2,220.00	\$40,864	\$152,758	\$193,622	
2022	\$2,103.00	\$25.00	\$2,128.00	\$37,920	\$125,836	\$163,756	

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