



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/17/2025 7:46:00 AM

General Details							
Parcel ID:		380-0010-03060					
Document:		Abstract - 01213324					
Document Date:		03/28/2013					
Legal Description Details							
Plat Name:		GRAND LAKE					
Section	Township	Range	Lot	Block			
15	51	16	-	-			
Description:		E 104 35/100 FT OF NE 1/4 OF SW 1/4 EX E 30 FT AND W 104.35 FT OF E 134.35 FT OF N 767 FT OF SE1/4 OF SW1/4					
Taxpayer Details							
Taxpayer Name and Address:		MCAVANEY DAVID AND CANDACE 5349 NELSON RD SAGINAW MN 55779					
Owner Details							
Owner Name		MCAVANEY CANDACE					
Owner Name		MCAVANEY DAVID					
Payable 2025 Tax Summary							
2025 - Net Tax				\$6,439.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$6,468.00			
Current Tax Due (as of 5/16/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$3,234.00		2025 - 2nd Half Tax \$3,234.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$3,234.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$3,234.00		
2025 - 1st Half Due \$0.00		2025 - 2nd Half Due \$3,234.00			2025 - Total Due \$3,234.00		
Parcel Details							
Property Address:		5349 NELSON RD, SAGINAW MN					
School District:		704					
Tax Increment District:		-					
Property/Homesteader:		MCAVANEY, CANDACE R & DAVID O					
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)	\$89,200	\$505,800	\$595,000	\$0	\$0	-
Total:		\$89,200	\$505,800	\$595,000	\$0	\$0	6188



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Land Details

Deeded Acres: 4.09
Waterfront: LONG (15-51-16)
Water Front Feet: 125.00
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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2013	1,698	1,698	ECO Quality / 1698 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	1,698	WALKOUT BASEMENT
DK	1	0	0	240	PIERS AND FOOTINGS
OP	1	8	9	72	FOUNDATION
OP	1	12	12	144	POST ON GROUND
SP	1	12	12	144	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.5 BATHS	3 BEDROOMS	-		0	C&AC&EXCH, PROPANE

Improvement 2 Details (AG 24X26)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2013	624	624	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	26	624	FOUNDATION

Improvement 3 Details (DG 20X24)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1960	480	480	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	24	480	FLOATING SLAB

Improvement 4 Details (ST 8X12)

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	1	8	12	96	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2013	\$54,900	201111
08/1994	\$88,000	100499



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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	\$89,200	\$526,400	\$615,600	\$0	\$0	-
	Total	\$89,200	\$526,400	\$615,600	\$0	\$0	6,445.00
2023 Payable 2024	201	\$65,900	\$360,700	\$426,600	\$0	\$0	-
	Total	\$65,900	\$360,700	\$426,600	\$0	\$0	4,266.00
2022 Payable 2023	201	\$65,700	\$313,400	\$379,100	\$0	\$0	-
	Total	\$65,700	\$313,400	\$379,100	\$0	\$0	3,760.00
2021 Payable 2022	201	\$54,600	\$263,200	\$317,800	\$0	\$0	-
	Total	\$54,600	\$263,200	\$317,800	\$0	\$0	3,092.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,559.00	\$25.00	\$4,584.00	\$65,900	\$360,700	\$426,600	
2023	\$4,217.00	\$25.00	\$4,242.00	\$65,159	\$310,820	\$375,979	
2022	\$3,925.00	\$25.00	\$3,950.00	\$53,116	\$256,046	\$309,162	

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