



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 2:02:56 PM

General Details							
Parcel ID:	380-0010-03240						
Document:	Abstract - 01455960						
Document Date:	10/23/2022						
Legal Description Details							
Plat Name:	GRAND LAKE						
Section	Township	Range	Lot	Block			
15	51	16	-	-			
Description:	THAT PART OF NE 1/4 SE 1/4 LYING E OF THE RY R OF W						
Taxpayer Details							
Taxpayer Name	KANUIT CONNOR & MELISSA						
and Address:	5389 MUNGER SHAW RD SAGINAW MN 55779						
Owner Details							
Owner Name	KANUIT CONNOR						
Owner Name	KANUIT MELISSA						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,729.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$4,758.00</b>			
Current Tax Due (as of 12/15/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,379.00	2025 - 2nd Half Tax	\$2,379.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,379.00	2025 - 2nd Half Tax Paid	\$2,379.00	2025 - 2nd Half Tax Due	\$0.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	5389 MUNGER SHAW RD, SAGINAW MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	KANUIT, MELISSA J & CONNOR R						
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)	\$119,200	\$306,700	\$425,900	\$0	\$0	-
111	0 - Non Homestead	\$55,800	\$0	\$55,800	\$0	\$0	-
<b>Total:</b>		<b>\$175,000</b>	<b>\$306,700</b>	<b>\$481,700</b>	<b>\$0</b>	<b>\$0</b>	<b>4735</b>



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## Land Details

**Deeded Acres:** 33.12  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1975	1,279	1,279	AVG Quality / 450 Ft <sup>2</sup>	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	1,279	WALKOUT BASEMENT
DK	1	0	0	752	PIERS AND FOOTINGS
SP	1	17	20	340	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	3 BEDROOMS	-	2	CENTRAL, FUEL OIL	

## Improvement 2 Details (AG 22X28)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1975	616	616	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	28	616	FOUNDATION

## Improvement 3 Details (PB 26X44)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	2000	1,144	1,144	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	44	1,144	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2022	\$250,000	249904



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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	\$119,200	\$312,800	\$432,000	\$0	\$0	-
	111	\$55,800	\$0	\$55,800	\$0	\$0	-
	Total	\$175,000	\$312,800	\$487,800	\$0	\$0	4,801.00
2023 Payable 2024	201	\$92,000	\$234,600	\$326,600	\$0	\$0	-
	111	\$42,100	\$0	\$42,100	\$0	\$0	-
	Total	\$134,100	\$234,600	\$368,700	\$0	\$0	3,609.00
2022 Payable 2023	201	\$45,800	\$250,500	\$296,300	\$0	\$0	-
	111	\$38,600	\$0	\$38,600	\$0	\$0	-
	Total	\$84,400	\$250,500	\$334,900	\$0	\$0	3,243.00
2021 Payable 2022	204	\$43,800	\$212,200	\$256,000	\$0	\$0	-
	111	\$35,200	\$0	\$35,200	\$0	\$0	-
	Total	\$79,000	\$212,200	\$291,200	\$0	\$0	2,912.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,775.00	\$25.00	\$3,800.00	\$131,890	\$228,964	\$360,854	
2023	\$3,563.00	\$25.00	\$3,588.00	\$82,766	\$241,561	\$324,327	
2022	\$3,617.00	\$25.00	\$3,642.00	\$79,000	\$212,200	\$291,200	

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