



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/17/2025 7:19:22 PM

General Details				
Parcel ID:	380-0010-03280			
Document:	Abstract - 01467695			
Document Date:	06/01/2023			
Legal Description Details				
Plat Name:	GRAND LAKE			
Section	Township	Range	Lot	Block
15	51	16	-	-
Description:	That part of North 430.00 feet of South 815.00 feet of N1/2 of SE1/4, described as follows: Commencing at the intersection of north line of said South 815.00 feet of said N1/2 of SE1/4 AND the west line of said N1/2 of SE1/4; thence on an assumed bearing of S00deg52'16"E, along said west line of the N1/2 of SE1/4, a distance of 215.15 feet to the actual point of beginning of the tract of land herein described; thence S88deg44'26"E, a distance of 422.49 feet; thence S82deg31'45"E, a distance of 138.64 feet; thence S68deg00'32"E, a distance of 161.64 feet; thence S66deg24'59"E, a distance of 94.00 feet; thence S81deg14'14"E, a distance of 193.00 feet; thence N63deg23'31"E, a distance of 284.81 feet to the Westerly right of way line of the Duluth, Winnipeg & Pacific Railroad; thence Southwesterly, along last described right of way line, a distance of 245.85 feet to the north line of the South 385.00 feet of said N1/2 of SE1/4; thence Westerly, along last described north line, a distance of 1114.34 feet to said west line of the N1/2 of SE1/4; thence Northerly, along last described west line, a distance of 215.15 feet to said point of beginning.			
Taxpayer Details				
Taxpayer Name and Address:	WESTERLUND ETHAN J & NIELSEN BRIANNAN L 5380 NELSON RD SAGINAW MN 55779			
Owner Details				
Owner Name	NIELSEN BRIANNAN L			
Owner Name	WESTERLUND ETHAN J			
Payable 2025 Tax Summary				
2025 - Net Tax		\$4,149.00		
2025 - Special Assessments		\$29.00		
2025 - Total Tax & Special Assessments		\$4,178.00		
Current Tax Due (as of 12/16/2025)				
Due May 15		Due October 15		Total Due
2025 - 1st Half Tax	\$2,089.00	2025 - 2nd Half Tax	\$2,089.00	2025 - 1st Half Tax Due \$0.00
2025 - 1st Half Tax Paid	\$2,089.00	2025 - 2nd Half Tax Paid	\$2,089.00	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:	5380 NELSON RD, SAGINAW MN			
School District:	704			
Tax Increment District:	-			
Property/Homesteader:	NIELSEN,BRIANNAN & WESTERLUND,ETHAN			



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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)	\$138,500	\$271,300	\$409,800	\$0	\$0	-				
Total:		\$138,500	\$271,300	\$409,800	\$0	\$0	4001				
Land Details											
Deeded Acres:		4.40									
Waterfront:		LONG (15-51-16)									
Water Front Feet:		252.00									
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/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		1964		1,544		1,544		ECO Quality / 750 Ft ²		RAM - RAMBL/RNCH	
Segment		Story		Width		Length		Area		Foundation	
BAS		1		23		24		552		DOUBLE TUCK UNDER WITH FINISHED BASEMENT	
BAS		1		31		32		992		BASEMENT WITH EXTERIOR ENTRANCE	
DK		1		10		6		60		PIERS AND FOOTINGS	
OP		1		6		9		54		-	
Bath Count		Bedroom Count		Room Count		Fireplace Count		HVAC			
1.25 BATHS		3 BEDROOMS		-		1		C&AIR_COND, PROPANE			
Improvement 2 Details (SAUNA)											
Improvement Type		Year Built		Main Floor Ft ²		Gross Area Ft ²		Basement Finish		Style Code & Desc.	
SAUNA		2001		96		96		-		-	
Segment		Story		Width		Length		Area		Foundation	
BAS		0		8		12		96		FLOATING SLAB	
Improvement 3 Details (ST 10X17)											
Improvement Type		Year Built		Main Floor Ft ²		Gross Area Ft ²		Basement Finish		Style Code & Desc.	
STORAGE BUILDING		0		170		170		-		-	
Segment		Story		Width		Length		Area		Foundation	
BAS		1		10		17		170		PIERS AND FOOTINGS	
Improvement 4 Details (ST 9X20)											
Improvement Type		Year Built		Main Floor Ft ²		Gross Area Ft ²		Basement Finish		Style Code & Desc.	
STORAGE BUILDING		0		180		180		-		-	
Segment		Story		Width		Length		Area		Foundation	
BAS		1		9		20		180		POST ON GROUND	



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Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
06/2023		\$430,000			254147		
07/2020		\$239,900			237854		
09/2019		\$26,675			234565		
05/2019		\$65,000			234655		
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	\$138,500	\$282,300	\$420,800	\$0	\$0	-
	Total	\$138,500	\$282,300	\$420,800	\$0	\$0	4,121.00
2023 Payable 2024	201	\$101,100	\$193,600	\$294,700	\$0	\$0	-
	Total	\$101,100	\$193,600	\$294,700	\$0	\$0	2,840.00
2022 Payable 2023	201	\$60,100	\$187,300	\$247,400	\$0	\$0	-
	Total	\$60,100	\$187,300	\$247,400	\$0	\$0	2,324.00
2021 Payable 2022	201	\$50,100	\$157,400	\$207,500	\$0	\$0	-
	Total	\$50,100	\$157,400	\$207,500	\$0	\$0	1,889.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,051.00	\$25.00	\$3,076.00	\$97,423	\$186,560	\$283,983	
2023	\$2,625.00	\$25.00	\$2,650.00	\$56,462	\$175,964	\$232,426	
2022	\$2,417.00	\$25.00	\$2,442.00	\$45,618	\$143,317	\$188,935	

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