



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/17/2025 10:25:18 AM

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		
<b>2025 - Total Tax &amp; Special Assessments</b>		<b>\$4,178.00</b>		
Current Tax Due (as of 5/16/2025)				
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	\$0.00	2025 - 2nd Half Tax Due \$2,089.00
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,089.00</b>	<b>2025 - Total Due \$2,089.00</b>
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 <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 (HOUSE)							
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.		
HOUSE	1964	1,544	1,544	ECO Quality / 750 Ft <sup>2</sup>	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 <sup>2</sup>	Gross Area Ft <sup>2</sup>	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 <sup>2</sup>	Gross Area Ft <sup>2</sup>	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 <sup>2</sup>	Gross Area Ft <sup>2</sup>	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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