



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/17/2025 6:56:00 PM

| General Details                                   |   |                            |                   |                   |                         |                   |                     |
|---|---|----------------------------|-------------------|-------------------|-------------------------|-------------------|---------------------|
| Parcel ID:  | 380-0010-03452  |                            |                   |                   |                         |                   |                     |
| Document:   | Torrens - 798506.0  |                            |                   |                   |                         |                   |                     |
| Document Date:                                    | 05/27/2005  |                            |                   |                   |                         |                   |                     |
| Legal Description Details                         |   |                            |                   |                   |                         |                   |                     |
| Plat Name:  | GRAND LAKE  |                            |                   |                   |                         |                   |                     |
| Section   | Township  | Range                      | Lot               | Block             |                         |                   |                     |
| 16  | 51  | 16                         | -                 | -                 |                         |                   |                     |
| Description:                                      | W 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4 EX HIGHWAY EASEMENT AND EX PART LYING N OF HWY |                            |                   |                   |                         |                   |                     |
| Taxpayer Details                                  |   |                            |                   |                   |                         |                   |                     |
| Taxpayer Name                                     | PEDERSEN GREGORY JON  |                            |                   |                   |                         |                   |                     |
| and Address:                                      | DIETZ KATHLEEN B  |                            |                   |                   |                         |                   |                     |
|   | 5389 HWY 53   |                            |                   |                   |                         |                   |                     |
|   | SAGINAW MN 55779  |                            |                   |                   |                         |                   |                     |
| Owner Details                                     |   |                            |                   |                   |                         |                   |                     |
| Owner Name  | DIETZ KATHLEEN B  |                            |                   |                   |                         |                   |                     |
| Owner Name  | PEDERSEN GREGORY JON  |                            |                   |                   |                         |                   |                     |
| Payable 2025 Tax Summary                          |   |                            |                   |                   |                         |                   |                     |
| 2025 - Net Tax                                    |   |                            |                   | \$3,921.00        |                         |                   |                     |
| 2025 - Special Assessments                        |   |                            |                   | \$29.00           |                         |                   |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |   |                            |                   | <b>\$3,950.00</b> |                         |                   |                     |
| Current Tax Due (as of 5/16/2025)                 |   |                            |                   |                   |                         |                   |                     |
| Due May 15  |   | Due October 15             |                   |                   | Total Due               |                   |                     |
| 2025 - 1st Half Tax                               | \$1,975.00  | 2025 - 2nd Half Tax        | \$1,975.00        |                   | 2025 - 1st Half Tax Due | \$0.00            |                     |
| 2025 - 1st Half Tax Paid                          | \$1,975.00  | 2025 - 2nd Half Tax Paid   | \$0.00            |                   | 2025 - 2nd Half Tax Due | \$1,975.00        |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>   | <b>2025 - 2nd Half Due</b> | <b>\$1,975.00</b> |                   | <b>2025 - Total Due</b> | <b>\$1,975.00</b> |                     |
| Parcel Details                                    |   |                            |                   |                   |                         |                   |                     |
| Property Address:                                 | 5389 HWY 53, SAGINAW MN   |                            |                   |                   |                         |                   |                     |
| School District:                                  | 704   |                            |                   |                   |                         |                   |                     |
| Tax Increment District:                           | -   |                            |                   |                   |                         |                   |                     |
| Property/Homesteader:                             | PEDERSON, GREGORY J   |                            |                   |                   |                         |                   |                     |
| Assessment Details (2025 Payable 2026)            |   |                            |                   |                   |                         |                   |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status   | Land<br>EMV                | Bldg<br>EMV       | Total<br>EMV      | Def Land<br>EMV         | Def Bldg<br>EMV   | Net Tax<br>Capacity |
| 201   | 1 - Owner Homestead<br>(100.00% total)  | \$106,500                  | \$287,000         | \$393,500         | \$0                     | \$0               | -                   |
| <b>Total:</b>                                     |   | <b>\$106,500</b>           | <b>\$287,000</b>  | <b>\$393,500</b>  | <b>\$0</b>              | <b>\$0</b>        | <b>3824</b>         |



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## Land Details

**Deeded Acres:** 5.90  
**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/frmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (SFD)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish                   | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|-----------------------------------|--------------------|
| HOUSE            | 2005          | 1,288                      | 1,288                      | AVG Quality / 430 Ft <sup>2</sup> | MOD - MODULAR      |
| Segment          | Story         | Width                      | Length                     | Area                              | Foundation         |
| BAS              | 1             | 28                         | 46                         | 1,288                             | BASEMENT           |
| DK               | 1             | 6                          | 6                          | 36                                | POST ON GROUND     |
| DK               | 1             | 12                         | 18                         | 216                               | POST ON GROUND     |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                              |                    |
| 2.0 BATHS        | -             | -                          | 0                          | C&AC&EXCH, GAS                    |                    |

## Improvement 2 Details (DG 24X26)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1978       | 624                        | 624                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 24                         | 26                         | 624             | FLOATING SLAB      |

## Improvement 3 Details (ST 12X16)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1979       | 392                        | 392                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 14                         | 28                         | 392             | POST ON GROUND     |

## Improvement 4 Details (DG 12X16)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 0          | 192                        | 192                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 12                         | 16                         | 192             | POST ON GROUND     |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 08/1997   | \$38,000       | 118315     |



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| Assessment History |                        |                     |                                 |                 |                     |                  |                  |
|--------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Year               | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025  | 201                    | \$106,500           | \$293,300                       | \$399,800       | \$0                 | \$0              | -                |
|                    | Total                  | \$106,500           | \$293,300                       | \$399,800       | \$0                 | \$0              | 3,892.00         |
| 2023 Payable 2024  | 201                    | \$82,400            | \$220,100                       | \$302,500       | \$0                 | \$0              | -                |
|                    | Total                  | \$82,400            | \$220,100                       | \$302,500       | \$0                 | \$0              | 2,925.00         |
| 2022 Payable 2023  | 201                    | \$37,200            | \$222,400                       | \$259,600       | \$0                 | \$0              | -                |
|                    | Total                  | \$37,200            | \$222,400                       | \$259,600       | \$0                 | \$0              | 2,457.00         |
| 2021 Payable 2022  | 201                    | \$36,000            | \$188,500                       | \$224,500       | \$0                 | \$0              | -                |
|                    | Total                  | \$36,000            | \$188,500                       | \$224,500       | \$0                 | \$0              | 2,075.00         |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$3,139.00             | \$25.00             | \$3,164.00                      | \$79,672        | \$212,813           | \$292,485        |                  |
| 2023               | \$2,773.00             | \$25.00             | \$2,798.00                      | \$35,212        | \$210,512           | \$245,724        |                  |
| 2022               | \$2,651.00             | \$25.00             | \$2,676.00                      | \$33,268        | \$174,197           | \$207,465        |                  |

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