



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/24/2025 3:00:56 PM

| General Details | | | | |
|---|--|----------------------------|-------------------|------------------------------------|
| Parcel ID: | 380-0010-04450 | | | |
| Legal Description Details | | | | |
| Plat Name: | GRAND LAKE | | | |
| Section | Township | Range | Lot | Block |
| 22 | 51 | 16 | - | - |
| Description: | NE1/4 of NE1/4, EXCEPT the South 209 feet of East 409 feet; AND EXCEPT the Northerly 250 feet of Easterly 559 feet; AND EXCEPT the the North 572.40 feet, lying West of East 559 feet; AND EXCEPT that part of NE1/4 of NE1/4, described as follows: Commencing at the Northeast corner of said Section 22; thence on an assumed bearing of S01deg24'52"E, along the east line of said NE1/4 of NE1/4, 250.35 feet to a line parallel with and distant 250.00 feet South of the north line of said NE1/4 of NE1/4; thence N88deg23'18"W, along said parallel line 559.78 feet to a line parallel with and distant 559.00 feet West of the east line of said NE1/4 of NE1/4; thence S01deg24'52"E, along said parallel line 322.85 feet to a line parallel with and distant 572.40 feet South of the north line of said NE1/4 of NE1/4; thence N88deg23'18"W, along said parallel line 149.21 feet to a line parallel with and distant 708.00 feet West of the east line of said NE1/4 of NE1/4; thence S01deg24'52"E, along said parallel line 87.39 feet to a line parallel with and distant 659.00 feet North of the south line of said NE1/4 of NE1/4, said point being the Point of Beginning of the parcel herein described; thence continue S01deg24'52"E, along said parallel line 245.67 feet to a line parallel with and distant 905.00 feet South of the north line of said NE1/4 of NE1/4; thence S88deg23'18"E, along said parallel line 708.99 feet to the east line of said NE1/4 of NE1/4; thence N01deg24'52"W, along said east line 355.50 feet to a line parallel with and distant 550.00 feet South of the north line of said NE1/4 of NE1/4; thence N88deg23'18"W, along said parallel line 400.56 feet to a line parallel with and distant 400.00 feet West of the east line of said NE1/4 of NE1/4; thence S01deg24'52"E, along said parallel line 108.69 feet to a line parallel with and distant 659.00 feet North of the south line of said NE1/4 of NE1/4; thence N88deg35'51"W, along said parallel line 308.37 feet to the Point of Beginning. | | | |
| Taxpayer Details | | | | |
| Taxpayer Name and Address: | GULBRANSON KANDICE 5271 MUNGER SHAW RD SAGINAW MN 55779 | | | |
| Owner Details | | | | |
| Owner Name | GULBRANSON KANDICE | | | |
| Payable 2025 Tax Summary | | | | |
| 2025 - Net Tax | | \$3,129.00 | | |
| 2025 - Special Assessments | | \$29.00 | | |
| 2025 - Total Tax & Special Assessments | | \$3,158.00 | | |
| Current Tax Due (as of 9/23/2025) | | | | |
| Due May 15 | | Due October 15 | | Total Due |
| 2025 - 1st Half Tax | \$1,579.00 | 2025 - 2nd Half Tax | \$1,579.00 | 2025 - 1st Half Tax Due \$0.00 |
| 2025 - 1st Half Tax Paid | \$1,579.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due \$1,579.00 |
| 2025 - 1st Half Due | \$0.00 | 2025 - 2nd Half Due | \$1,579.00 | 2025 - Total Due \$1,579.00 |
| Parcel Details | | | | |
| Property Address: | 5271 MUNGER SHAW RD, SAGINAW MN | | | |
| School District: | 704 | | | |
| Tax Increment District: | - | | | |
| Property/Homesteader: | - | | | |



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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 | | | | |
| 204 | 0 - Non Homestead | \$122,700 | \$236,000 | \$358,700 | \$0 | \$0 | - | | | | |
| Total: | | \$122,700 | \$236,000 | \$358,700 | \$0 | \$0 | 3587 | | | | |
| Land Details | | | | | | | | | | | |
| Deeded Acres: | | 19.93 | | | | | | | | | |
| 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 . | | | | | | | | | | | |
| Land Details | | | | | | | | | | | |
| Deeded Acres: | | 19.93 | | | | | | | | | |
| 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 . | | | | | | | | | | | |
| Improvement 1 Details (HOUSE) | | | | | | | | | | | |
| Improvement Type | | Year Built | | Main Floor Ft ² | | Gross Area Ft ² | | Basement Finish | | Style Code & Desc. | |
| HOUSE | | 1960 | | 1,344 | | 1,344 | | ECO Quality / 672 Ft ² | | RAM - RAMBL/RNCH | |
| Segment | | Story | | Width | | Length | | Area | | Foundation | |
| BAS | | 1 | | 24 | | 24 | | 576 | | BASEMENT | |
| BAS | | 1 | | 24 | | 32 | | 768 | | BASEMENT | |
| DK | | 1 | | 0 | | 0 | | 379 | | PIERS AND FOOTINGS | |
| DK | | 1 | | 8 | | 12 | | 96 | | POST ON GROUND | |
| Bath Count | | Bedroom Count | | Room Count | | Fireplace Count | | HVAC | | | |
| 1.75 BATHS | | 3 BEDROOMS | | - | | 0 | | CENTRAL, FUEL OIL | | | |
| Improvement 2 Details (DG 26X32) | | | | | | | | | | | |
| Improvement Type | | Year Built | | Main Floor Ft ² | | Gross Area Ft ² | | Basement Finish | | Style Code & Desc. | |
| GARAGE | | 1970 | | 832 | | 832 | | - | | DETACHED | |
| Segment | | Story | | Width | | Length | | Area | | Foundation | |
| BAS | | 1 | | 26 | | 32 | | 832 | | FLOATING SLAB | |
| Sales Reported to the St. Louis County Auditor | | | | | | | | | | | |
| Sale Date | | | | Purchase Price | | | | CRV Number | | | |
| 06/2015 | | | | \$36,000 (This is part of a multi parcel sale.) | | | | 210860 | | | |



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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 | 204 | \$70,800 | \$240,700 | \$311,500 | \$0 | \$0 | - |
| | Total | \$70,800 | \$240,700 | \$311,500 | \$0 | \$0 | 3,115.00 |
| 2023 Payable 2024 | 204 | \$73,500 | \$197,400 | \$270,900 | \$0 | \$0 | - |
| | Total | \$73,500 | \$197,400 | \$270,900 | \$0 | \$0 | 2,709.00 |
| 2022 Payable 2023 | 204 | \$64,400 | \$205,000 | \$269,400 | \$0 | \$0 | - |
| | Total | \$64,400 | \$205,000 | \$269,400 | \$0 | \$0 | 2,694.00 |
| 2021 Payable 2022 | 111 | \$54,900 | \$0 | \$54,900 | \$0 | \$0 | - |
| | 201 | \$6,600 | \$173,700 | \$180,300 | \$0 | \$0 | - |
| | Total | \$61,500 | \$173,700 | \$235,200 | \$0 | \$0 | 2,352.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$2,895.00 | \$25.00 | \$2,920.00 | \$73,500 | \$197,400 | \$270,900 | |
| 2023 | \$3,019.00 | \$25.00 | \$3,044.00 | \$64,400 | \$205,000 | \$269,400 | |
| 2022 | \$2,872.00 | \$0.00 | \$2,872.00 | \$61,500 | \$173,700 | \$235,200 | |

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