



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:49:22 PM

General Details

Parcel ID: 380-0010-04500
Document: Abstract - 01511081
Document Date: 05/01/2025

Legal Description Details

Plat Name: GRAND LAKE

Section	Township	Range	Lot	Block
22	51	16	-	-

Description: That part of the NW1/4 of NW1/4, lying Southerly and Westerly of the Southwesterly right of way line of Minnesota State Trunk Highway No. 53, EXCEPT the following five described tracts of land: EXCEPTION 1: That part of NW1/4 of NW1/4, lying Southerly and Westerly of the Southwesterly right of way line of Minnesota State Trunk Highway No. 53, lying Westerly of the Easterly right of way line of Canosia Road and lying Northerly of the following described line: Commencing at a point 950.00 feet South of the Northwest corner of said NW1/4 of NW1/4; thence Easterly, perpendicular to the west line of said NW1/4 of NW1/4, to the Easterly right of way line of Canosia Road and there said line terminating. EXCEPTION 2: All that part of NW1/4 of NW1/4, lying Southwesterly of two intersecting lines, one of which is a line drawn parallel with and 400 feet Southwesterly from the Southwesterly right of way line of State Trunk Highway No. 53, as established in 1968, and the other line is a line drawn perpendicular to the westerly line of said NW1/4 of NW1/4, Commencing at a point 950.00 feet South of the Northwest corner of said NW1/4 of NW1/4 running Easterly and terminating upon intersection with the other described line. EXCEPTION 3: All that part of NW1/4 of NW1/4, described as follows: Commencing at the intersection of the Southwesterly right of way line of State Trunk Highway No. 53 (as established in 1947) and the Southerly right of way line of the Industrial (CSAH No. 7) Road; thence Southeasterly (on an assumed bearing of S48deg17'E) along the said right of way line of State Trunk Highway No. 53, 447.30 feet; thence Southwesterly (bearing of S41deg43'W), 107 feet to the Point of Beginning of land to be conveyed, said point being on the recently (1968) established Southwesterly right of way line of State Trunk Highway No. 53; thence continuing Southwesterly on the last described line 241.44 feet; thence Southerly (bearing of South), 116.76 feet; thence Westerly (bearing of West) to the Easterly right of way line of Canosia Road, 149.19 feet; thence Southerly (bearing of South) along the Easterly right of way line of said Canosia Road, 33 feet; thence Easterly (bearing of East), 186.21 feet; thence Southeast (bearing of S48deg17'E), 450.41 feet; thence Northeasterly (bearing of N41deg43'E), 346.60 feet to said recently established Southwesterly right of way line of the State Trunk Highway No. 53; thence Northwesterly (bearing of N48deg17'W) along the said recently established Southwesterly right of way line of State Trunk Highway No. 53, 400 feet; thence Southwesterly (bearing of S41deg43'W), 18 feet; thence Northwesterly (bearing of N48deg17'W) along the said recently established right of way line of State Trunk Highway No. 53, 177.70 feet to the Point of Beginning. EXCEPTION 4: Commencing at the Northwest corner of Section 22, Township 51, Range 16; thence South (bearing assumed) along the west line of Section 22, 709.39 feet; thence East 50.00 feet to the Easterly right of way line of the Canosia Road, County Road No. 98, and Point of Beginning; thence continue Easterly 132.19 feet; thence North 116.76 feet; thence N41deg43'E, 241.44 feet to the Southwesterly right of way line of State Highway No. 53; thence N48deg17'W, along the Southwesterly right of way line of State Highway No. 53, 215.10 feet; thence S65deg51'30"W, 144.97 feet to the Easterly right of way line of the Canosia Road; thence South along the Easterly right of way line, 380.81 feet to the Point of Beginning. (This point is 709.39 feet South and 50 feet East of the Northwest corner of Section 22, Township 51, Range 16). EXCEPTION 5: Commencing at the Northwest corner of Section 22, Township 51, Range 16; thence South (assumed bearing) along the west line of Section 22, 742.39 feet; thence East 50 feet to the Easterly right of way line of the Canosia Road No. 98 and the Point of Beginning; thence continue East 169.21 feet; thence S48deg17'E, 450.41 feet; thence S41deg43'W, 53.40 feet; thence N48deg17'W, 198.33 feet; thence West 321.84 feet, to the Easterly right of way line of the Canosia Road. This point is 950 feet South and 50 feet East of the Northwest corner of Section 22, Township 51, Range 16; thence North along the Easterly right of way line, 207.61 feet to the Point of Beginning.

Taxpayer Details

Taxpayer Name A PLUS CONTRACTORS LLC
and Address: 6150 OLD MILLER TRUNK HWY
SAGINAW MN 55779

Owner Details

Owner Name A PLUS CONTRACTORS LLC

Payable 2025 Tax Summary

2025 - Net Tax	\$64.00
2025 - Special Assessments	\$0.00
2025 - Total Tax & Special Assessments	\$64.00



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Current Tax Due (as of 12/14/2025)					
Due May 15		Due October 15		Total Due	
2025 - 1st Half Tax	\$32.00	2025 - 2nd Half Tax	\$32.00	2025 - 1st Half Tax Due	\$0.00
2025 - 1st Half Tax Paid	\$32.00	2025 - 2nd Half Tax Paid	\$32.00	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:	-
School District:	704
Tax Increment District:	-
Property/Homesteader:	-

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
111	0 - Non Homestead	\$7,700	\$0	\$7,700	\$0	\$0	-
Total:		\$7,700	\$0	\$7,700	\$0	\$0	77

Land Details	
Deeded Acres:	3.35
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	-
Gas Code & Desc:	-
Sewer Code & Desc:	-
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.

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
05/2025	\$180,000 (This is part of a multi parcel sale.)	269024
08/2024	\$55,000	260303
09/2016	\$245,000 (This is part of a multi parcel sale.)	218205
03/2003	\$92,500 (This is part of a multi parcel sale.)	151345
03/1998	\$92,500 (This is part of a multi parcel sale.)	122115

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	111	\$7,700	\$0	\$7,700	\$0	\$0	-
	Total	\$7,700	\$0	\$7,700	\$0	\$0	77.00
2023 Payable 2024	111	\$13,600	\$0	\$13,600	\$0	\$0	-
	Total	\$13,600	\$0	\$13,600	\$0	\$0	136.00
2022 Payable 2023	111	\$12,200	\$0	\$12,200	\$0	\$0	-
	Total	\$12,200	\$0	\$12,200	\$0	\$0	122.00



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2021 Payable 2022	111	\$11,100	\$0	\$11,100	\$0	\$0	-
	Total	\$11,100	\$0	\$11,100	\$0	\$0	111.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$116.00	\$0.00	\$116.00	\$13,600	\$0	\$13,600	
2023	\$110.00	\$0.00	\$110.00	\$12,200	\$0	\$12,200	
2022	\$120.00	\$0.00	\$120.00	\$11,100	\$0	\$11,100	

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