



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 1:58:41 PM

General Details							
Parcel ID:	380-0010-04562						
Document:	Torrens - 1013348.0						
Document Date:	06/28/2019						
Legal Description Details							
Plat Name:	GRAND LAKE						
Section	Township	Range	Lot	Block			
22	51	16	-	-			
Description:	WLY 539.71 FT OF SE1/4 OF SW1/4 LYING S OF CENTERLINE OF DUNCAN RD EX WLY 33 FT						
Taxpayer Details							
Taxpayer Name	CORNICK EUGENE T & DARLENE T						
and Address:	6440 DUNCAN RD						
	SAGINAW MN 55779						
Owner Details							
Owner Name	CORNICK DARLENE T						
Owner Name	CORNICK EUGENE T						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,775.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$2,804.00</b>			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,402.00	2025 - 2nd Half Tax	\$1,402.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,402.00	2025 - 2nd Half Tax Paid	\$1,402.00	2025 - 2nd Half Tax Due	\$0.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	6440 DUNCAN RD, SAGINAW MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	CORNICK, EUGENE T & DARLENE T						
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)	\$56,300	\$233,200	\$289,500	\$0	\$0	-
Total:		\$56,300	\$233,200	\$289,500	\$0	\$0	2690



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## Land Details

**Deeded Acres:** 4.59  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## 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	1985	1,296	1,296	AVG Quality / 120 Ft <sup>2</sup>	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	2	26	52	CANTILEVER
BAS	1	21	32	672	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1	22	26	572	DOUBLE TUCK UNDER WITH FINISHED BASEMENT
DK	1	10	16	160	DOUBLE TUCK UNDER WITH FINISHED BASEMENT
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	2 BEDROOMS	-	0	C&AIR_COND, PROPANE	

## Improvement 2 Details (DG 20X40)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2021	800	800	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	40	800	-

## Improvement 3 Details (ST 7X10)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	70	70	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	7	10	70	POST ON GROUND

## Improvement 4 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	0	160	160	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	16	160	-

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2019	\$155,000	233069
02/2007	\$10,500	178643
11/1996	\$60,000	114077



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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	201	\$56,300	\$237,900	\$294,200	\$0	\$0	-
	Total	\$56,300	\$237,900	\$294,200	\$0	\$0	2,741.00
2023 Payable 2024	201	\$44,600	\$162,200	\$206,800	\$0	\$0	-
	Total	\$44,600	\$162,200	\$206,800	\$0	\$0	1,882.00
2022 Payable 2023	201	\$32,000	\$169,800	\$201,800	\$0	\$0	-
	Total	\$32,000	\$169,800	\$201,800	\$0	\$0	1,827.00
2021 Payable 2022	201	\$31,200	\$129,000	\$160,200	\$0	\$0	-
	Total	\$31,200	\$129,000	\$160,200	\$0	\$0	1,374.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,037.00	\$25.00	\$2,062.00	\$40,583	\$147,589	\$188,172	
2023	\$2,073.00	\$25.00	\$2,098.00	\$28,975	\$153,747	\$182,722	
2022	\$1,773.00	\$25.00	\$1,798.00	\$26,755	\$110,623	\$137,378	

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