



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/17/2025 9:55:26 PM

| General Details | | | | | | | |
|---|---|----------------------------|---------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 380-0010-04601 | | | | | | |
| Document: | Abstract - 01489577 | | | | | | |
| Document Date: | 06/05/2024 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | GRAND LAKE | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 22 | 51 | 16 | - | - | | | |
| Description: | THAT PART OF SW1/4 OF SE1/4 COMM AT S1/4 COR OF SEC 22 THENCE ELY ALONG SEC LINE 25 FT TO PT OF BEG THENCE CONT ELY ALONG SEC LINE 371 FT THENCE NWLY AT AN ANGLE OF 78DEG23'15" TO THE RIGHT 323.36 FT THENCE NELY AT AN ANGLE OF 243DEG42'55" TO THE RIGHT ALONG A LINE TO BE DESIGNATED AS "LINE A" 315 FT TO SWLY R/W OF TUHKANEN DRIVE THENCE NWLY ALONG SAID R/W WHICH IS A NON-TANGENTIAL CURVE CONCAVE TO THE SW HAVING A RADIUS OF 4153.72 FT AND A CENTRAL ANGLE OF 02DEG45'34" 200.04 FT THENCE SWLY ALONG A LINE WHICH IS PARALLEL WITH AND 200 FT NWLY ABOVE SAID "LINE A" 436.99 FT THENCE NWLY AT AN ANGLE OF 270DEG00'00" TO THE RIGHT 25 FT THENCE SWLY AT AN ANGLE OF 47DEG54'32" TO THE RIGHT 428.23 FT TO PT OF BEG | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | CARLSON QUINN & CHELSEY | | | | | | |
| and Address: | 5107 TUHKANEN DR SAGINAW MN 55779 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | CARLSON CHELSEY | | | | | | |
| Owner Name | CARLSON QUINN | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$5,613.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$5,642.00 | | | |
| Current Tax Due (as of 12/16/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | Total Due | | | |
| 2025 - 1st Half Tax | \$2,821.00 | 2025 - 2nd Half Tax | \$2,821.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$2,821.00 | 2025 - 2nd Half Tax Paid | \$2,821.00 | 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: | 5107 TUHKANEN DR, SAGINAW MN | | | | | | |
| School District: | 704 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | CARLSON, QUINN A & CHELSEY M | | | | | | |
| 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) | \$88,600 | \$426,700 | \$515,300 | \$0 | \$0 | - |
| Total: | | \$88,600 | \$426,700 | \$515,300 | \$0 | \$0 | 5189 |



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Land Details

Deeded Acres: 4.25
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.

Improvement 1 Details (HOUSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|------------------------------------|--------------------|
| HOUSE | 2004 | 1,440 | 1,440 | AVG Quality / 1200 Ft ² | MOD - MODULAR |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 1 | 8 | 8 | BASEMENT |
| BAS | 1 | 12 | 12 | 144 | LOW BASEMENT |
| BAS | 1 | 28 | 20 | 560 | BASEMENT |
| BAS | 1 | 28 | 26 | 728 | BASEMENT |
| DK | 1 | 9 | 30 | 270 | PIERS AND FOOTINGS |
| DK | 1 | 16 | 16 | 256 | PIERS AND FOOTINGS |
| OP | 1 | 6 | 12 | 72 | FOUNDATION |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 2.75 BATHS | 4 BEDROOMS | - | 1 | C&AC&EXCH, PROPANE | |

Improvement 2 Details (AG 26X27)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 2004 | 702 | 702 | - | ATTACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 26 | 27 | 702 | FOUNDATION |

Improvement 3 Details (DG 28X34)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 2005 | 952 | 952 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 28 | 34 | 952 | - |

Improvement 4 Details (PATIO)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| | 0 | 240 | 240 | - | PLN - PLAIN SLAB |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 8 | 30 | 240 | - |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|--|------------|
| 06/2024 | \$510,000 (This is part of a multi parcel sale.) | 258832 |



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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 | \$88,600 | \$459,700 | \$548,300 | \$0 | \$0 | - |
| | Total | \$88,600 | \$459,700 | \$548,300 | \$0 | \$0 | 5,604.00 |
| 2023 Payable 2024 | 201 | \$68,900 | \$344,900 | \$413,800 | \$0 | \$0 | - |
| | Total | \$68,900 | \$344,900 | \$413,800 | \$0 | \$0 | 4,138.00 |
| 2022 Payable 2023 | 201 | \$33,500 | \$355,500 | \$389,000 | \$0 | \$0 | - |
| | Total | \$33,500 | \$355,500 | \$389,000 | \$0 | \$0 | 3,868.00 |
| 2021 Payable 2022 | 201 | \$32,600 | \$301,200 | \$333,800 | \$0 | \$0 | - |
| | Total | \$32,600 | \$301,200 | \$333,800 | \$0 | \$0 | 3,266.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$4,423.00 | \$25.00 | \$4,448.00 | \$68,900 | \$344,900 | \$413,800 | |
| 2023 | \$4,337.00 | \$25.00 | \$4,362.00 | \$33,308 | \$353,462 | \$386,770 | |
| 2022 | \$4,143.00 | \$25.00 | \$4,168.00 | \$31,897 | \$294,705 | \$326,602 | |

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