



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/15/2025 1:15:21 AM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 380-0010-05630 | | | | | | |
| Document: | Abstract - 01296290 | | | | | | |
| Document Date: | 10/13/2016 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | GRAND LAKE | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 27 | 51 | 16 | - | - | | | |
| Description: | N 330 FT OF SW 1/4 OF NW 1/4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | JOHNSON DANIEL W & JODIE | | | | | | |
| and Address: | 5042 CANOSIA RD SAGINAW MN 55779 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | JOHNSON DANIEL W | | | | | | |
| Owner Name | JOHNSON JODIE | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$3,991.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$4,020.00 | | | |
| Current Tax Due (as of 5/14/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$2,010.00 | 2025 - 2nd Half Tax | \$2,010.00 | 2025 - 1st Half Tax Due | \$2,010.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$2,010.00 | | |
| 2025 - 1st Half Due | \$2,010.00 | 2025 - 2nd Half Due | \$2,010.00 | 2025 - Total Due | \$4,020.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 5042 CANOSIA RD, SAGINAW MN | | | | | | |
| School District: | 704 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | JOHNSON, DANIEL W & JODIE K | | | | | | |
| 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) | \$117,400 | \$283,300 | \$400,700 | \$0 | \$0 | - |
| Total: | | \$117,400 | \$283,300 | \$400,700 | \$0 | \$0 | 3902 |



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Land Details

Deeded Acres: 10.00
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 | 1983 | 1,144 | 1,144 | AVG Quality / 1092 Ft ² | SE - SPLT ENTRY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 26 | 44 | 1,144 | BASEMENT |
| CN | 1 | 7 | 10 | 70 | FOUNDATION |
| DK | 1 | 10 | 30 | 300 | POST ON GROUND |
| DK | 1 | 11 | 16 | 176 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 2.0 BATHS | 3 BEDROOMS | - | | 0 | C&AIR_COND, PROPANE |

Improvement 2 Details (GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1989 | 1,120 | 1,120 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 28 | 40 | 1,120 | FLOATING SLAB |
| LT | 1 | 8 | 40 | 320 | FLOATING SLAB |

Improvement 3 Details (NEW 2003)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING | 2003 | 2,268 | 2,268 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 36 | 63 | 2,268 | FLOATING SLAB |
| OPX | 1 | 4 | 9 | 36 | CANTILEVER |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 10/2016 | \$290,000 | 218254 |
| 08/2009 | \$206,000 | 186836 |



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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 | \$117,400 | \$288,900 | \$406,300 | \$0 | \$0 | - |
| | Total | \$117,400 | \$288,900 | \$406,300 | \$0 | \$0 | 3,963.00 |
| 2023 Payable 2024 | 201 | \$90,600 | \$216,700 | \$307,300 | \$0 | \$0 | - |
| | Total | \$90,600 | \$216,700 | \$307,300 | \$0 | \$0 | 2,977.00 |
| 2022 Payable 2023 | 201 | \$44,600 | \$251,600 | \$296,200 | \$0 | \$0 | - |
| | Total | \$44,600 | \$251,600 | \$296,200 | \$0 | \$0 | 2,856.00 |
| 2021 Payable 2022 | 201 | \$42,700 | \$213,200 | \$255,900 | \$0 | \$0 | - |
| | Total | \$42,700 | \$213,200 | \$255,900 | \$0 | \$0 | 2,417.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$3,195.00 | \$25.00 | \$3,220.00 | \$87,775 | \$209,942 | \$297,717 | |
| 2023 | \$3,215.00 | \$25.00 | \$3,240.00 | \$43,007 | \$242,611 | \$285,618 | |
| 2022 | \$3,079.00 | \$25.00 | \$3,104.00 | \$40,329 | \$201,362 | \$241,691 | |

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