



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 1:46:52 PM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 380-0050-00740 | | | | | | |
| Document: | Torrens - 890735.0 | | | | | | |
| Document Date: | 09/30/2010 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | CARIBOU LAKE TRACTS | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | 002 | | | |
| Description: | LOTS 4 AND 5 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | MARCHAND THOMAS & JANINE | | | | | | |
| and Address: | 5965 BIRCH POINT RD | | | | | | |
| | SAGINAW MN 55779 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | MARCHAND JANINE M | | | | | | |
| Owner Name | MARCHAND THOMAS J | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$3,363.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$3,392.00 | | | |
| Current Tax Due (as of 4/28/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,696.00 | 2025 - 2nd Half Tax | \$1,696.00 | 2025 - 1st Half Tax Due | \$1,696.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$1,696.00 | | |
| 2025 - 1st Half Due | \$1,696.00 | 2025 - 2nd Half Due | \$1,696.00 | 2025 - Total Due | \$3,392.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 5965 BIRCH POINT RD, SAGINAW MN | | | | | | |
| School District: | 704 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | MARCHAND, THOMAS J & JANINE 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) | \$127,700 | \$236,300 | \$364,000 | \$0 | \$0 | - |
| Total: | | \$127,700 | \$236,300 | \$364,000 | \$0 | \$0 | 3227 |



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Land Details

Deeded Acres: 0.00
Waterfront: CARIBOU
Water Front Feet: 100.00
Water Code & Desc: W - DRILLED WELL
Gas Code & Desc: -
Sewer Code & Desc: P - PUBLIC
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 | 1973 | 1,232 | 1,232 | AVG Quality / 739 Ft ² | RAM - RAMBL/RNCH |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 28 | 44 | 1,232 | BASEMENT WITH EXTERIOR ENTRANCE |
| DK | 1 | 0 | 0 | 202 | PIERS AND FOOTINGS |
| DK | 1 | 10 | 14 | 140 | PIERS AND FOOTINGS |
| DK | 1 | 10 | 26 | 260 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 2.5 BATHS | 2 BEDROOMS | - | | 2 | C&AIR_COND, ELECTRIC |

Improvement 2 Details (DG 24X24+)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1973 | 576 | 576 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 24 | 576 | FLOATING SLAB |
| LT | 1 | 9 | 21 | 189 | FLOATING SLAB |

Improvement 3 Details (BOATHOUSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|------------------------|--------------------|
| BOAT HOUSE | 0 | 588 | 588 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 14 | 21 | 294 | FLOATING SLAB |
| DKX | 1 | 6 | 8 | 48 | POST ON GROUND |
| DKX | 1 | 6 | 14 | 84 | CANTILEVER |
| LAB | 1 | 14 | 21 | 294 | CANTILEVER |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| - | - | - | | - | - |

Improvement 4 Details (8X12 ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 96 | 96 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 12 | 96 | POST ON GROUND |



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| Improvement 5 Details (CAR PORT) | | | | | |
|----------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| CAR PORT | 0 | 361 | 361 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 19 | 19 | 361 | POST ON GROUND |

| Improvement 6 Details (SLAB PATIO) | | | | | |
|------------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| | 0 | 375 | 375 | - | PLN - PLAIN SLAB |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 0 | 0 | 375 | - |

| Sales Reported to the St. Louis County Auditor | | |
|--|----------------|------------|
| Sale Date | Purchase Price | CRV Number |
| 09/2010 | \$282,000 | 191232 |
| 01/1996 | \$150,000 | 107606 |

| 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 | \$127,700 | \$246,100 | \$373,800 | \$0 | \$0 | - |
| | Total | \$127,700 | \$246,100 | \$373,800 | \$0 | \$0 | 3,334.00 |
| 2023 Payable 2024 | 201 | \$117,000 | \$213,100 | \$330,100 | \$0 | \$0 | - |
| | Total | \$117,000 | \$213,100 | \$330,100 | \$0 | \$0 | 2,951.00 |
| 2022 Payable 2023 | 201 | \$116,200 | \$211,300 | \$327,500 | \$0 | \$0 | - |
| | Total | \$116,200 | \$211,300 | \$327,500 | \$0 | \$0 | 2,922.00 |
| 2021 Payable 2022 | 201 | \$98,400 | \$177,500 | \$275,900 | \$0 | \$0 | - |
| | Total | \$98,400 | \$177,500 | \$275,900 | \$0 | \$0 | 2,360.00 |

| Tax Detail History | | | | | | |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024 | \$3,165.00 | \$25.00 | \$3,190.00 | \$114,331 | \$208,238 | \$322,569 |
| 2023 | \$3,285.00 | \$25.00 | \$3,310.00 | \$113,445 | \$206,290 | \$319,735 |
| 2022 | \$3,005.00 | \$25.00 | \$3,030.00 | \$93,974 | \$169,517 | \$263,491 |

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