



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 7/5/2025 4:29:51 PM

General Details							
Parcel ID:	400-0010-00020						
Document:	Abstract - 01296748						
Document Date:	09/29/2016						
Legal Description Details							
Plat Name:	INDUSTRIAL						
Section	Township	Range	Lot	Block			
1	51	17	-	-			
Description:	LOT 2 EX 21/100 AC FOR HWY & EX W1/2						
Taxpayer Details							
Taxpayer Name	BENEDICT NISSA J & WHIPPLE RYAN D						
and Address:	5893 HIGHWAY 53						
	SAGINAW MN 55779-2500						
Owner Details							
Owner Name	BENEDICT NISSA J						
Owner Name	WHIPPLE RYAN D						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,253.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$2,338.00			
Current Tax Due (as of 7/4/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,169.00	2025 - 2nd Half Tax	\$1,169.00		2025 - 1st Half Tax Due	\$0.00	
2025 - 1st Half Tax Paid	\$1,169.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$1,169.00	
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,169.00		2025 - Total Due	\$1,169.00	
Parcel Details							
Property Address:	5893 HWY 53, SAGINAW MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	BENEDICT, NISSA J & WHIPPLE, RYAN D						
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)	\$80,400	\$241,700	\$322,100	\$0	\$0	-
Total:		\$80,400	\$241,700	\$322,100	\$0	\$0	3045



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Land Details

Deeded Acres: 20.54
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/frnPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (SFD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2017	908	908	AVG Quality / 300 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	BASEMENT
BAS	1	10	23	230	BASEMENT
BAS	1	23	26	598	BASEMENT
DK	1	16	26	416	PIERS AND FOOTINGS
OP	1	4	5	20	FOUNDATION
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	-	-	1	C&AC&EXCH, PROPANE	

Improvement 2 Details (AG 24X24)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2017	576	576	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FOUNDATION

Improvement 3 Details (DG 24X32)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2018	768	768	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	32	768	-

Improvement 4 Details (ST 8X12)

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

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2016	\$60,000 (This is part of a multi parcel sale.)	218378



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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	\$80,400	\$234,000	\$314,400	\$0	\$0	-
	Total	\$80,400	\$234,000	\$314,400	\$0	\$0	2,961.00
2023 Payable 2024	201	\$68,900	\$213,000	\$281,900	\$0	\$0	-
	Total	\$68,900	\$213,000	\$281,900	\$0	\$0	2,700.00
2022 Payable 2023	201	\$54,200	\$206,000	\$260,200	\$0	\$0	-
	Total	\$54,200	\$206,000	\$260,200	\$0	\$0	2,464.00
2021 Payable 2022	201	\$54,200	\$178,600	\$232,800	\$0	\$0	-
	Total	\$54,200	\$178,600	\$232,800	\$0	\$0	2,165.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,375.00	\$85.00	\$2,460.00	\$65,999	\$204,032	\$270,031	
2023	\$2,217.00	\$85.00	\$2,302.00	\$51,321	\$195,057	\$246,378	
2022	\$2,195.00	\$85.00	\$2,280.00	\$50,408	\$166,104	\$216,512	

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