



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 7/6/2025 3:55:08 PM

General Details							
Parcel ID:	400-0010-01040						
Document:	Abstract - 1302767T981372						
Document Date:	01/06/2017						
Legal Description Details							
Plat Name:	INDUSTRIAL						
Section	Township	Range	Lot	Block			
7	51	17	-	-			
Description:	NE1/4 OF NW1/4						
Taxpayer Details							
Taxpayer Name	PROULX STEVEN L & KATHY JO						
and Address:	8226 HWY 8						
	SAGINAW MN 55779						
Owner Details							
Owner Name	PROULX KATHY JO						
Owner Name	PROULX STEVEN L						
Payable 2025 Tax Summary							
2025 - Net Tax				\$11,935.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$12,020.00</b>			
Current Tax Due (as of 7/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$6,010.00	2025 - 2nd Half Tax	\$6,010.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$6,010.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$6,010.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$6,010.00</b>	<b>2025 - Total Due</b>	<b>\$6,010.00</b>		
Parcel Details							
Property Address:	8226 HWY 8, SAGINAW MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	PROULX, STEVEN L & KATHY JO						
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)	\$60,200	\$1,079,800	\$1,140,000	\$0	\$0	-
111	0 - Non Homestead	\$35,900	\$0	\$35,900	\$0	\$0	-
<b>Total:</b>		<b>\$96,100</b>	<b>\$1,079,800</b>	<b>\$1,175,900</b>	<b>\$0</b>	<b>\$0</b>	<b>13359</b>



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## Land Details

**Deeded Acres:** 40.00  
**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/frnPlatStatPopUp.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	1996	3,568	3,568	AVG Quality / 2000 Ft <sup>2</sup>	1S - 1 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	652	WALKOUT BASEMENT
BAS	1	0	0	969	BASEMENT
BAS	1	0	0	1,947	BASEMENT
DK	1	0	0	117	POST ON GROUND
DK	1	0	0	796	POST ON GROUND
OP	1	6	46	276	FOUNDATION
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
2.5 BATHS	4 BEDROOMS	-		1	C&AC&EXCH, GAS

## Improvement 2 Details (DG 40X80)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1996	3,200	3,200	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	40	80	3,200	-

## Improvement 3 Details (DG 40X60)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	0	2,400	3,000	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1.2	40	60	2,400	-

## Improvement 4 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1996	936	1,170	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1.2	26	36	936	FOUNDATION

## Improvement 5 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	0	524	524	-	B - BRICK
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	524	-



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Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
01/2017		\$850,000 (This is part of a multi parcel sale.)			219677		
12/1999		\$20,000 (This is part of a multi parcel sale.)			131779		
12/1995		\$43,500 (This is part of a multi parcel sale.)			107096		
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	\$60,200	\$1,045,000	\$1,105,200	\$0	\$0	-
	111	\$35,900	\$0	\$35,900	\$0	\$0	-
	Total	\$96,100	\$1,045,000	\$1,141,100	\$0	\$0	12,924.00
2023 Payable 2024	201	\$51,900	\$951,300	\$1,003,200	\$0	\$0	-
	111	\$30,200	\$0	\$30,200	\$0	\$0	-
	Total	\$82,100	\$951,300	\$1,033,400	\$0	\$0	11,592.00
2022 Payable 2023	201	\$39,600	\$958,700	\$998,300	\$0	\$0	-
	111	\$26,000	\$0	\$26,000	\$0	\$0	-
	Total	\$65,600	\$958,700	\$1,024,300	\$0	\$0	11,489.00
2021 Payable 2022	201	\$39,600	\$831,600	\$871,200	\$0	\$0	-
	111	\$26,000	\$0	\$26,000	\$0	\$0	-
	Total	\$65,600	\$831,600	\$897,200	\$0	\$0	9,900.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$11,165.00	\$85.00	\$11,250.00	\$82,100	\$951,300	\$1,033,400	
2023	\$11,635.00	\$85.00	\$11,720.00	\$65,600	\$958,700	\$1,024,300	
2022	\$11,091.00	\$85.00	\$11,176.00	\$65,600	\$831,600	\$897,200	

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