



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 7/7/2025 4:41:02 AM

General Details							
Parcel ID:	400-0010-01551						
Document:	Abstract - 01499377						
Document Date:	11/13/2024						
Legal Description Details							
Plat Name:	INDUSTRIAL						
Section	Township	Range	Lot	Block			
10	51	17	-	-			
Description:	W1/2 of all that part of NE1/4 of NE1/4, lying West of existing State Trunk Highway No. 33, according to Minnesota Department of Transportation Plat No. 69.41, EXCEPT the S1/2 of S1/2 thereof.						
Taxpayer Details							
Taxpayer Name	AUERHAN LEE ANNE REVOCABLE TRUST						
and Address:	7534 HWY 8 SAGINAW MN 55779						
Owner Details							
Owner Name	AUERHAN LEE ANNE REVOCABLE TRUST						
Payable 2025 Tax Summary							
2025 - Net Tax				\$6,451.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$6,536.00</b>			
Current Tax Due (as of 7/6/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,268.00	2025 - 2nd Half Tax	\$3,268.00		2025 - 1st Half Tax Due	\$0.00	
2025 - 1st Half Tax Paid	\$3,268.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$3,268.00	
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$3,268.00</b>		<b>2025 - Total Due</b>	<b>\$3,268.00</b>	
Parcel Details							
Property Address:	7534 HWY 8, SAGINAW MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	AURERHAN, LEE ANNE						
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)	\$58,900	\$606,100	\$665,000	\$0	\$0	-
Total:		\$58,900	\$606,100	\$665,000	\$0	\$0	7062



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 7/7/2025 4:41:02 AM

## Land Details

**Deeded Acres:** 12.54  
**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](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	2019	3,612	2,975	-	SLB - SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	1,258	-
BAS	1	30	36	1,080	-
OP	1	6	12	72	-
OP	1	12	36	432	-
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
2.5 BATHS	3 BEDROOMS	-		2	C&AC&EXCH, PROPANE

## Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2019	1,274	1,274	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	1,274	-

## Improvement 3 Details (ST 10X12)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	FLOATING SLAB

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2023	\$790,000	253711
06/2020	\$38,000	237059



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 7/7/2025 4:41:02 AM

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	\$59,000	\$614,900	\$673,900	\$0	\$0	-
	Total	\$59,000	\$614,900	\$673,900	\$0	\$0	7,174.00
2023 Payable 2024	201	\$50,900	\$503,200	\$554,100	\$0	\$0	-
	Total	\$50,900	\$503,200	\$554,100	\$0	\$0	5,676.00
2022 Payable 2023	204	\$38,700	\$426,300	\$465,000	\$0	\$0	-
	Total	\$38,700	\$426,300	\$465,000	\$0	\$0	4,650.00
2021 Payable 2022	204	\$38,700	\$122,000	\$160,700	\$0	\$0	-
	Total	\$38,700	\$122,000	\$160,700	\$0	\$0	1,607.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,385.00	\$85.00	\$5,470.00	\$50,900	\$503,200	\$554,100	
2023	\$4,887.00	\$85.00	\$4,972.00	\$38,700	\$426,300	\$465,000	
2022	\$1,869.00	\$85.00	\$1,954.00	\$38,700	\$122,000	\$160,700	

**Disclaimer:** St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.