



General Details							
Parcel ID:		400-0010-01591					
Legal Description Details							
Plat Name:		INDUSTRIAL					
Section		Township		Range		Lot	
10		51		17		-	
Block							
Description:		W1/2 of W1/2 of NE1/4 of NW1/4					
Taxpayer Details							
Taxpayer Name		CHAMPAIGNE ROBBIN & THOMAS					
and Address:		7636 HWY 8 SAGINAW MN 55779					
Owner Details							
Owner Name		CHAMPAIGNE ROBBIN A					
Owner Name		CHAMPAIGNE THOMAS D					
Payable 2025 Tax Summary							
2025 - Net Tax				\$5,529.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$5,614.00			
Current Tax Due (as of 7/6/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$2,807.00		2025 - 2nd Half Tax \$2,807.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$2,807.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$2,807.00		
2025 - 1st Half Due \$0.00		2025 - 2nd Half Due \$2,807.00			2025 - Total Due \$2,807.00		
Parcel Details							
Property Address:		7636 HWY 8, SAGINAW MN					
School District:		2142					
Tax Increment District:		-					
Property/Homesteader:		CHAMPAIGNE, ROBBIN A & THOMAS 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)	\$58,200	\$556,700	\$614,900	\$0	\$0	-
Total:		\$58,200	\$556,700	\$614,900	\$0	\$0	6436



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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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: 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/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	2019	3,284	3,284	-	SLB - SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	917	-
BAS	1	0	0	2,367	-
OP	1	0	0	235	FLOATING SLAB
OP	1	9	10	90	-
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.5 BATHS	3 BEDROOMS	-		0	C&AC&EXCH, PROPANE

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2019	767	767	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	767	-

Improvement 3 Details (SHIPPING)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	40	320	POST ON GROUND

Improvement 4 Details (SQ PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	100	100	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	10	100	-

Improvement 5 Details (WITH SFD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	208	208	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	26	208	-



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Improvement 6 Details (CIRCLE)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
	0	415	415	-	STN - STONE	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	0	0	415	-	

Improvement 7 Details (FRONTPATIO)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
	0	96	96	-	B - BRICK	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	8	12	96	-	

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
10/2018	\$35,000	229321

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	\$58,200	\$539,000	\$597,200	\$0	\$0	-
	Total	\$58,200	\$539,000	\$597,200	\$0	\$0	6,215.00
2023 Payable 2024	201	\$50,300	\$474,600	\$524,900	\$0	\$0	-
	Total	\$50,300	\$474,600	\$524,900	\$0	\$0	5,311.00
2022 Payable 2023	201	\$38,200	\$475,200	\$513,400	\$0	\$0	-
	Total	\$38,200	\$475,200	\$513,400	\$0	\$0	5,168.00
2021 Payable 2022	201	\$38,200	\$412,000	\$450,200	\$0	\$0	-
	Total	\$38,200	\$412,000	\$450,200	\$0	\$0	4,502.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$5,027.00	\$85.00	\$5,112.00	\$50,300	\$474,600	\$524,900
2023	\$5,139.00	\$85.00	\$5,224.00	\$38,200	\$475,200	\$513,400
2022	\$4,947.00	\$85.00	\$5,032.00	\$38,200	\$412,000	\$450,200

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