



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 7/7/2025 9:49:25 AM

| General Details                                   |  |                            |                 |                         |                 |                 |                     |
|---|--|----------------------------|-----------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:  | 400-0010-01770   |                            |                 |                         |                 |                 |                     |
| Document:   | Abstract - 01459462  |                            |                 |                         |                 |                 |                     |
| Document Date:                                    | 12/28/2022   |                            |                 |                         |                 |                 |                     |
| Legal Description Details                         |  |                            |                 |                         |                 |                 |                     |
| Plat Name:  | INDUSTRIAL   |                            |                 |                         |                 |                 |                     |
| Section   | Township   | Range                      | Lot             | Block                   |                 |                 |                     |
| 11  | 51   | 17                         | -               | -                       |                 |                 |                     |
| Description:                                      | N 657.23 FT OF W 165 FT OF NE1/4 OF NW1/4                      |                            |                 |                         |                 |                 |                     |
| Taxpayer Details                                  |  |                            |                 |                         |                 |                 |                     |
| Taxpayer Name                                     | CUMMINS FAMILY TRUST   |                            |                 |                         |                 |                 |                     |
| and Address:                                      | C/O STEVEN B CUMMINS TRUSTEE<br>7450 HWY 8<br>SAGINAW MN 55779 |                            |                 |                         |                 |                 |                     |
| Owner Details                                     |  |                            |                 |                         |                 |                 |                     |
| Owner Name  | CUMMINS FAMILY TRUST   |                            |                 |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |  |                            |                 |                         |                 |                 |                     |
| 2025 - Net Tax                                    |  |                            | \$255.00        |                         |                 |                 |                     |
| 2025 - Special Assessments                        |  |                            | \$25.00         |                         |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                            | <b>\$280.00</b> |                         |                 |                 |                     |
| Current Tax Due (as of 7/6/2025)                  |  |                            |                 |                         |                 |                 |                     |
| Due May 15  |  | Due October 15             |                 |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$140.00   | 2025 - 2nd Half Tax        | \$140.00        | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$140.00   | 2025 - 2nd Half Tax Paid   | \$140.00        | 2025 - 2nd Half Tax Due | \$0.00          |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>  | <b>2025 - 2nd Half Due</b> | <b>\$0.00</b>   | <b>2025 - Total Due</b> | <b>\$0.00</b>   |                 |                     |
| Parcel Details                                    |  |                            |                 |                         |                 |                 |                     |
| Property Address:                                 | -  |                            |                 |                         |                 |                 |                     |
| School District:                                  | 2142   |                            |                 |                         |                 |                 |                     |
| Tax Increment District:                           | -  |                            |                 |                         |                 |                 |                     |
| Property/Homesteader:                             | CUMMINS, STEVEN B & EVE M                                      |                            |                 |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |  |                            |                 |                         |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status  | Land<br>EMV                | Bldg<br>EMV     | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 201   | 1 - Owner Homestead<br>(100.00% total)                         | \$5,500                    | \$21,400        | \$26,900                | \$0             | \$0             | -                   |
| Total:  |  | \$5,500                    | \$21,400        | \$26,900                | \$0             | \$0             | 269                 |



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| Land Details   |                        |                            |                                 |                 |                     |                  |                  |
|--|------------------------|----------------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres:  | 2.50                   |                            |                                 |                 |                     |                  |                  |
| Waterfront:  | -                      |                            |                                 |                 |                     |                  |                  |
| Water Front Feet:  | 0.00                   |                            |                                 |                 |                     |                  |                  |
| Water Code & Desc:   | -                      |                            |                                 |                 |                     |                  |                  |
| Gas Code & Desc:   | -                      |                            |                                 |                 |                     |                  |                  |
| Sewer Code & Desc:   | -                      |                            |                                 |                 |                     |                  |                  |
| 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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                        |                            |                                 |                 |                     |                  |                  |
| Improvement 1 Details (PB)   |                        |                            |                                 |                 |                     |                  |                  |
| Improvement Type   | Year Built             | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup>      | Basement Finish | Style Code & Desc.  |                  |                  |
| POLE BUILDING  | 0                      | 1,200                      | 1,200                           | -               | -                   |                  |                  |
| Segment  | Story                  | Width                      | Length                          | Area            | Foundation          |                  |                  |
| BAS  | 1                      | 30                         | 40                              | 1,200           | POST ON GROUND      |                  |                  |
| Sales Reported to the St. Louis County Auditor   |                        |                            |                                 |                 |                     |                  |                  |
| Sale Date  |                        | Purchase Price             |                                 |                 | CRV Number          |                  |                  |
| 07/2013  |                        | \$10,000                   |                                 |                 | 202032              |                  |                  |
| Assessment History   |                        |                            |                                 |                 |                     |                  |                  |
| Year   | Class Code<br>(Legend) | Land EMV                   | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025  | 201                    | \$5,500                    | \$20,700                        | \$26,200        | \$0                 | \$0              | -                |
|  | Total                  | \$5,500                    | \$20,700                        | \$26,200        | \$0                 | \$0              | 262.00           |
| 2023 Payable 2024  | 201                    | \$4,600                    | \$18,800                        | \$23,400        | \$0                 | \$0              | -                |
|  | Total                  | \$4,600                    | \$18,800                        | \$23,400        | \$0                 | \$0              | 234.00           |
| 2022 Payable 2023  | 201                    | \$3,700                    | \$19,600                        | \$23,300        | \$0                 | \$0              | -                |
|  | Total                  | \$3,700                    | \$19,600                        | \$23,300        | \$0                 | \$0              | 233.00           |
| 2021 Payable 2022  | 201                    | \$3,700                    | \$17,000                        | \$20,700        | \$0                 | \$0              | -                |
|  | Total                  | \$3,700                    | \$17,000                        | \$20,700        | \$0                 | \$0              | 207.00           |
| Tax Detail History   |                        |                            |                                 |                 |                     |                  |                  |
| Tax Year   | Tax                    | Special Assessments        | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024   | \$235.00               | \$25.00                    | \$260.00                        | \$4,600         | \$18,800            | \$23,400         |                  |
| 2023   | \$245.00               | \$25.00                    | \$270.00                        | \$3,700         | \$19,600            | \$23,300         |                  |
| 2022   | \$241.00               | \$25.00                    | \$266.00                        | \$3,700         | \$17,000            | \$20,700         |                  |



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