



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 7/8/2025 12:02:15 AM

| General Details                                   |   |                            |                   |                   |                         |                   |                  |
|---|---|----------------------------|-------------------|-------------------|-------------------------|-------------------|------------------|
| Parcel ID:  | 400-0010-02982  |                            |                   |                   |                         |                   |                  |
| Document:   | Torrens - 887769  |                            |                   |                   |                         |                   |                  |
| Document Date:                                    | 07/23/2010  |                            |                   |                   |                         |                   |                  |
| Legal Description Details                         |   |                            |                   |                   |                         |                   |                  |
| Plat Name:  | INDUSTRIAL  |                            |                   |                   |                         |                   |                  |
| Section   | Township  | Range                      | Lot               | Block             |                         |                   |                  |
| 18  | 51  | 17                         | -                 | -                 |                         |                   |                  |
| Description:                                      | E1/2 OF SE1/4 OF NE1/4 AND SLY 50 FT OF W1/2 OF SE1/4 OF NE1/4 LYING NELY OF HWY #7 EX S 400 FT OF W 150 FT |                            |                   |                   |                         |                   |                  |
| Taxpayer Details                                  |   |                            |                   |                   |                         |                   |                  |
| Taxpayer Name and Address:                        | LARSON ROBERT L & MARGARET E<br>5326 HWY 7<br>CULVER MN 55779   |                            |                   |                   |                         |                   |                  |
| Owner Details                                     |   |                            |                   |                   |                         |                   |                  |
| Owner Name  | LARSON MARGARET E   |                            |                   |                   |                         |                   |                  |
| Owner Name  | LARSON ROBERT L   |                            |                   |                   |                         |                   |                  |
| Payable 2025 Tax Summary                          |   |                            |                   |                   |                         |                   |                  |
| 2025 - Net Tax                                    |   |                            |                   | \$3,395.00        |                         |                   |                  |
| 2025 - Special Assessments                        |   |                            |                   | \$85.00           |                         |                   |                  |
| <b>2025 - Total Tax &amp; Special Assessments</b> |   |                            |                   | <b>\$3,480.00</b> |                         |                   |                  |
| Current Tax Due (as of 7/7/2025)                  |   |                            |                   |                   |                         |                   |                  |
| Due May 15  |   | Due October 15             |                   |                   | Total Due               |                   |                  |
| 2025 - 1st Half Tax                               | \$1,740.00  | 2025 - 2nd Half Tax        | \$1,740.00        |                   | 2025 - 1st Half Tax Due | \$0.00            |                  |
| 2025 - 1st Half Tax Paid                          | \$1,740.00  | 2025 - 2nd Half Tax Paid   | \$0.00            |                   | 2025 - 2nd Half Tax Due | \$1,740.00        |                  |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>   | <b>2025 - 2nd Half Due</b> | <b>\$1,740.00</b> |                   | <b>2025 - Total Due</b> | <b>\$1,740.00</b> |                  |
| Parcel Details                                    |   |                            |                   |                   |                         |                   |                  |
| Property Address:                                 | 5326 HWY 7, SAGINAW MN  |                            |                   |                   |                         |                   |                  |
| School District:                                  | 2142  |                            |                   |                   |                         |                   |                  |
| Tax Increment District:                           | -   |                            |                   |                   |                         |                   |                  |
| Property/Homesteader:                             | LARSON, ROBERT L & MARGARET E   |                            |                   |                   |                         |                   |                  |
| Assessment Details (2025 Payable 2026)            |   |                            |                   |                   |                         |                   |                  |
| Class Code<br>(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)   | \$57,600                   | \$352,600         | \$410,200         | \$0                     | \$0               | -                |
| 111   | 0 - Non Homestead   | \$13,300                   | \$0               | \$13,300          | \$0                     | \$0               | -                |
| Total:  |   | <b>\$70,900</b>            | <b>\$352,600</b>  | <b>\$423,500</b>  | <b>\$0</b>              | <b>\$0</b>        | <b>4139</b>      |



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## Land Details

**Deeded Acres:** 20.22  
**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            | 0             | 1,400                      | 2,100                      | AVG Quality / 350 Ft <sup>2</sup> | 1S+ - 1+ STORY     |
| Segment          | Story         | Width                      | Length                     | Area                              | Foundation         |
| BAS              | 1.5           | 28                         | 50                         | 1,400                             | BASEMENT           |
| DK               | 1             | 10                         | 12                         | 120                               | POST ON GROUND     |
| OP               | 1             | 10                         | 16                         | 160                               | POST ON GROUND     |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                              |                    |
| 3.0 BATHS        | 3 BEDROOMS    | -                          | -                          | C&AC&EXCH, PROPANE                |                    |

## Improvement 2 Details (POLE BLDG)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING    | 0          | 2,432                      | 2,432                      | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 38                         | 64                         | 2,432           | FLOATING SLAB      |

## Improvement 3 Details (PB BARN)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING    | 0          | 1,728                      | 1,728                      | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 36                         | 48                         | 1,728           | POST ON GROUND     |
| OPX              | 1          | 6                          | 48                         | 288             | POST ON GROUND     |

## Improvement 4 Details (2012 SA)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SAUNA            | 2012       | 240                        | 240                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 12                         | 20                         | 240             | FLOATING SLAB      |

## Improvement 5 Details (Shed)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 70                         | 70                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 10                         | 7                          | 70              | POST ON GROUND     |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 07/2010   | \$148,000      | 190518     |
| 02/2007   | \$158,000      | 175919     |
| 09/2000   | \$18,500       | 136683     |



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| 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                    | \$57,600            | \$341,300                       | \$398,900       | \$0                 | \$0              | -                |
|                    | 111                    | \$13,300            | \$0                             | \$13,300        | \$0                 | \$0              | -                |
|                    | Total                  | \$70,900            | \$341,300                       | \$412,200       | \$0                 | \$0              | 4,016.00         |
| 2023 Payable 2024  | 201                    | \$49,700            | \$310,600                       | \$360,300       | \$0                 | \$0              | -                |
|                    | 111                    | \$11,100            | \$0                             | \$11,100        | \$0                 | \$0              | -                |
|                    | Total                  | \$60,800            | \$310,600                       | \$371,400       | \$0                 | \$0              | 3,666.00         |
| 2022 Payable 2023  | 201                    | \$47,300            | \$337,800                       | \$385,100       | \$0                 | \$0              | -                |
|                    | Total                  | \$47,300            | \$337,800                       | \$385,100       | \$0                 | \$0              | 3,825.00         |
| 2021 Payable 2022  | 201                    | \$47,300            | \$293,000                       | \$340,300       | \$0                 | \$0              | -                |
|                    | Total                  | \$47,300            | \$293,000                       | \$340,300       | \$0                 | \$0              | 3,337.00         |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$3,371.00             | \$85.00             | \$3,456.00                      | \$60,136        | \$306,451           | \$366,587        |                  |
| 2023               | \$3,733.00             | \$85.00             | \$3,818.00                      | \$46,983        | \$335,536           | \$382,519        |                  |
| 2022               | \$3,599.00             | \$85.00             | \$3,684.00                      | \$46,381        | \$287,306           | \$333,687        |                  |

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