



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 7/7/2025 10:12:51 AM

General Details							
Parcel ID:	400-0010-03750						
Document:	Abstract - 01422194						
Document Date:	08/13/2021						
Legal Description Details							
Plat Name:	INDUSTRIAL						
Section	Township	Range	Lot	Block			
22	51	17	-	-			
Description:	THAT PART OF SW1/4 OF NW1/4 COMM AT SE COR THENCE WLY ALONG S LINE 440 FT TO PT OF BEG THENCE NLY PARALLEL WITH E LINE 350 FT THENCE NWLY TO A PT ON W LINE OF FORTY 550 FT NLY OF SW COR THENCE SLY ALONG W LINE TO SW COR THENCE ELY TO PT OF BEG EX WLY 50 FT						
Taxpayer Details							
Taxpayer Name	HUNGERFORD BRENT & MCCOLLOW MORGAN						
and Address:	7679 BEAR TRAP JUNCTION RD SAGINAW MN 55779						
Owner Details							
Owner Name	HUNGERFORD BRENT						
Owner Name	MCCOLLOW MORGAN						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,401.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$1,486.00			
Current Tax Due (as of 7/6/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$743.00	2025 - 2nd Half Tax	\$743.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$743.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$743.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$743.00	2025 - Total Due	\$743.00		
Parcel Details							
Property Address:	7679 BEAR TRAP JCT, SAGINAW MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	HUNGERFORD, BRENT/ MCCOLLOW, MORGAN						
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)	\$48,200	\$178,600	\$226,800	\$0	\$0	-
Total:		\$48,200	\$178,600	\$226,800	\$0	\$0	2007



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Land Details

Deeded Acres: 8.52
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.

Improvement 1 Details (DBLWIDE MH)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	1998	1,539	1,539	-	DBL - DBL WIDE

Segment	Story	Width	Length	Area	Foundation
BAS	1	27	57	1,539	FLOATING SLAB
DK	1	7	7	49	POST ON GROUND
DK	1	10	8	80	POST ON GROUND

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
1.5 BATHS	3 BEDROOMS	-	-	CENTRAL, PROPANE

Improvement 2 Details (DG 24X54)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1998	1,296	1,296	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	24	54	1,296	FLOATING SLAB
LT	1	13	24	312	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2021	\$198,000	244329

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	\$48,200	\$172,900	\$221,100	\$0	\$0	-
	Total	\$48,200	\$172,900	\$221,100	\$0	\$0	1,944.00
2023 Payable 2024	201	\$41,800	\$157,300	\$199,100	\$0	\$0	-
	Total	\$41,800	\$157,300	\$199,100	\$0	\$0	1,798.00
2022 Payable 2023	201	\$31,000	\$194,900	\$225,900	\$0	\$0	-
	Total	\$31,000	\$194,900	\$225,900	\$0	\$0	2,090.00
2021 Payable 2022	201	\$31,000	\$104,600	\$135,600	\$0	\$0	-
	Total	\$31,000	\$104,600	\$135,600	\$0	\$0	1,106.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,529.00	\$85.00	\$1,614.00	\$37,744	\$142,035	\$179,779
2023	\$1,923.00	\$85.00	\$2,008.00	\$28,680	\$180,311	\$208,991
2022	\$1,023.00	\$85.00	\$1,108.00	\$25,276	\$85,288	\$110,564

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