



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/4/2025 9:52:10 AM

General Details							
Parcel ID:		405-0010-01950					
Legal Description Details							
Plat Name:		KELSEY					
Section		Township		Range		Lot	
12		54		18		-	
Block		-					
Description:		SW 1/4 OF NE 1/4					
Taxpayer Details							
Taxpayer Name		NOVOSELAC MICHAEL J					
and Address:		8403 PEARY RD					
		KELSEY MN 55724-8529					
Owner Details							
Owner Name		NOVOSELAC MICHAEL J ETAL					
Payable 2025 Tax Summary							
2025 - Net Tax				\$435.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$520.00			
Current Tax Due (as of 5/3/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax		\$260.00		2025 - 2nd Half Tax		\$260.00	
2025 - 1st Half Tax Due				2025 - 1st Half Tax Paid			
2025 - 1st Half Tax Paid		\$0.00		2025 - 2nd Half Tax Due		\$260.00	
2025 - 1st Half Due		\$260.00		2025 - 2nd Half Due		\$260.00	
				2025 - Total Due		\$520.00	
Parcel Details							
Property Address:		8403 PEARY JUNCTION RD, KELSEY MN					
School District:		2142					
Tax Increment District:		-					
Property/Homesteader:		NOVOSELAC, MICHAEL J & KAREN L					
Assessment Details (2025 Payable 2026)							
Class Code	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
(Legend)							
201	1 - Owner Homestead (100.00% total)	\$30,500	\$84,200	\$114,700	\$0	\$0	-
111	0 - Non Homestead	\$26,000	\$0	\$26,000	\$0	\$0	-
Total:		\$56,500	\$84,200	\$140,700	\$0	\$0	1045



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Land Details

Deeded Acres: 40.00
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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1919	660	946	U Quality / 0 Ft ²	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	11	88	BASEMENT
BAS	1.5	22	26	572	BASEMENT
CN	1	8	11	88	BASEMENT
DK	1	4	5	20	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.0 BATH	2 BEDROOMS	-		0	CENTRAL, FUEL OIL

Improvement 2 Details (UTLTY GAR)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
UTILITY	0	336	336	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	24	336	POST ON GROUND

Improvement 3 Details (BARN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BARN	0	1,118	1,118	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	43	1,118	FLOATING SLAB

Improvement 4 Details (ST W/DK)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	POST ON GROUND
DKX	1	5	8	40	POST ON GROUND

Improvement 5 Details (10X10 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	100	100	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	10	100	POST ON GROUND



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Improvement 6 Details (OLD BUS ST)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	175	175	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	7	25	175	POST ON GROUND	

Improvement 7 Details (TAN ST)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	42	42	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	6	7	42	POST ON GROUND	

Sales Reported to the St. Louis County Auditor						
Sale Date		Purchase Price		CRV Number		
09/1992		\$0 (This is part of a multi parcel sale.)		86933		
01/1992		\$0 (This is part of a multi parcel sale.)		102326		

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	\$30,500	\$76,800	\$107,300	\$0	\$0	-
	111	\$26,000	\$0	\$26,000	\$0	\$0	-
	Total	\$56,500	\$76,800	\$133,300	\$0	\$0	964.00
2023 Payable 2024	201	\$27,900	\$49,800	\$77,700	\$0	\$0	-
	111	\$20,300	\$0	\$20,300	\$0	\$0	-
	Total	\$48,200	\$49,800	\$98,000	\$0	\$0	678.00
2022 Payable 2023	201	\$26,700	\$45,100	\$71,800	\$0	\$0	-
	111	\$18,400	\$0	\$18,400	\$0	\$0	-
	Total	\$45,100	\$45,100	\$90,200	\$0	\$0	615.00
2021 Payable 2022	201	\$25,600	\$41,000	\$66,600	\$0	\$0	-
	111	\$16,700	\$0	\$16,700	\$0	\$0	-
	Total	\$42,300	\$41,000	\$83,300	\$0	\$0	567.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$417.00	\$85.00	\$502.00	\$37,339	\$30,414	\$67,753
2023	\$365.00	\$85.00	\$450.00	\$34,420	\$27,060	\$61,480
2022	\$401.00	\$85.00	\$486.00	\$32,060	\$24,600	\$56,660



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