



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/5/2025 3:17:11 PM

| General Details | | | | | | | |
|---|---|-------------------------------------|-----------------|--------------|----------------------------------|-----------------|---------------------|
| Parcel ID: | 405-0010-03392 | | | | | | |
| Document: | Torrens - 886830.0 | | | | | | |
| Document Date: | 06/28/2010 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | KELSEY | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 20 | 54 | 18 | - | - | | | |
| Description: | NLY 400 FT OF LOT 4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | WREN JACKLYNN & KLASSEN JOHN | | | | | | |
| and Address: | 8850 POPLAR RD | | | | | | |
| | KELSEY MN 55724 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | KLASSEN JACKLYNN | | | | | | |
| Owner Name | KLASSEN JOHN J | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$363.00 | | | | |
| 2025 - Special Assessments | | | \$85.00 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$448.00 | | | | |
| Current Tax Due (as of 5/4/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax \$224.00 | | 2025 - 2nd Half Tax \$224.00 | | | 2025 - 1st Half Tax Due \$224.00 | | |
| 2025 - 1st Half Tax Paid \$0.00 | | 2025 - 2nd Half Tax Paid \$0.00 | | | 2025 - 2nd Half Tax Due \$224.00 | | |
| 2025 - 1st Half Due \$224.00 | | 2025 - 2nd Half Due \$224.00 | | | 2025 - Total Due \$448.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | - | | | | | | |
| School District: | 2142 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | WREN, JACKLYNN H & BRIAN A | | | | | | |
| 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 | 2 - Owner/Relative Homestead (100.00% total) | \$40,200 | \$85,900 | \$126,100 | \$0 | \$0 | - |
| Total: | | \$40,200 | \$85,900 | \$126,100 | \$0 | \$0 | 910 |



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Land Details

Deeded Acres: 15.04
Waterfront: WHITE FACE RIVER
Water Front Feet: 460.00
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 (DBL WIDE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| MANUFACTURED HOME | 1985 | 1,456 | 1,456 | - | DBL - DBL WIDE |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|-------|----------------|
| BAS | 1 | 26 | 56 | 1,456 | POST ON GROUND |
| DK | 1 | 0 | 0 | 259 | POST ON GROUND |
| DK | 1 | 12 | 16 | 192 | POST ON GROUND |
| OP | 1 | 10 | 22 | 220 | FLOATING SLAB |

| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC |
|------------|---------------|------------|-----------------|---------------------|
| 1 BATH | 3 BEDROOMS | - | - | C&AIR_COND, PROPANE |

Improvement 2 Details (DG 26X26)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 0 | 676 | 676 | - | DETACHED |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|---------------|
| BAS | 1 | 26 | 26 | 676 | FLOATING SLAB |

Improvement 3 Details (9x10 ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 90 | 90 | - | - |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|----------------|
| BAS | 1 | 9 | 10 | 90 | POST ON GROUND |

Improvement 4 Details (8X12 ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 96 | 96 | - | - |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|----------------|
| BAS | 1 | 8 | 12 | 96 | POST ON GROUND |
| OPX | 1 | 4 | 8 | 32 | POST ON GROUND |

Improvement 5 Details (OLD BARN)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| BARN | 0 | 1,800 | 1,800 | - | - |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|-------|----------------|
| BAS | 1 | 30 | 60 | 1,800 | POST ON GROUND |



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| Improvement 6 Details (FAB CPT) | | | | | | | |
|--|------------------------|--|---------------------------------|----------------------------|---------------------|--------------------|------------------|
| Improvement Type | Year Built | Main Floor Ft ² | | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| CAR PORT | 0 | 240 | | 240 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 12 | 20 | 240 | POST ON GROUND | | |
| Improvement 7 Details (8X12 OLDST) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| STORAGE BUILDING | 0 | 96 | | 96 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 8 | 12 | 96 | POST ON GROUND | | |
| Improvement 8 Details (Loaf) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| STORAGE BUILDING | 0 | 140 | | 140 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 10 | 14 | 140 | POST ON GROUND | | |
| Improvement 9 Details (2ND FAB ST) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| STORAGE BUILDING | 0 | 240 | | 240 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 12 | 20 | 240 | POST ON GROUND | | |
| Sales Reported to the St. Louis County Auditor | | | | | | | |
| Sale Date | | Purchase Price | | | CRV Number | | |
| 06/2010 | | \$135,000 (This is part of a multi parcel sale.) | | | 190371 | | |
| 05/2001 | | \$24,000 (This is part of a multi parcel sale.) | | | 139905 | | |
| 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 | \$40,200 | \$78,400 | \$118,600 | \$0 | \$0 | - |
| | Total | \$40,200 | \$78,400 | \$118,600 | \$0 | \$0 | 828.00 |
| 2023 Payable 2024 | 201 | \$40,700 | \$71,200 | \$111,900 | \$0 | \$0 | - |
| | Total | \$40,700 | \$71,200 | \$111,900 | \$0 | \$0 | 848.00 |
| 2022 Payable 2023 | 201 | \$38,300 | \$64,600 | \$102,900 | \$0 | \$0 | - |
| | Total | \$38,300 | \$64,600 | \$102,900 | \$0 | \$0 | 750.00 |
| 2021 Payable 2022 | 201 | \$36,100 | \$58,600 | \$94,700 | \$0 | \$0 | - |
| | Total | \$36,100 | \$58,600 | \$94,700 | \$0 | \$0 | 660.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$623.00 | \$85.00 | \$708.00 | \$30,818 | \$53,913 | \$84,731 | |
| 2023 | \$537.00 | \$85.00 | \$622.00 | \$27,886 | \$47,035 | \$74,921 | |
| 2022 | \$543.00 | \$85.00 | \$628.00 | \$25,153 | \$40,830 | \$65,983 | |



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