



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 3:16:54 PM

General Details							
Parcel ID:	420-0010-04930						
Document:	Abstract - 01419923						
Document Date:	02/27/2021						
Legal Description Details							
Plat Name:	LAVELL						
Section	Township	Range	Lot	Block			
30	55	19	-	-			
Description:	LOT 1 EX NLY 495 FT						
Taxpayer Details							
Taxpayer Name	SIVIGNY ERIC						
and Address:	10465 MEADOWLANDS TRUNK RD						
	MEADOWLANDS MN 55765						
Owner Details							
Owner Name	SIVIGNY ERIC WILLIAM						
Payable 2025 Tax Summary							
2025 - Net Tax				\$551.00			
2025 - Special Assessments				\$25.00			
2025 - Total Tax & Special Assessments				\$576.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$288.00	2025 - 2nd Half Tax	\$288.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$288.00	2025 - 2nd Half Tax Paid	\$288.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	1490 HWY 5, MEADOWLANDS MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	-						
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
151	0 - Non Homestead	\$23,600	\$38,100	\$61,700	\$0	\$0	-
111	0 - Non Homestead	\$12,300	\$0	\$12,300	\$0	\$0	-
204	0 - Non Homestead	\$2,800	\$9,100	\$11,900	\$0	\$0	-
Total:		\$38,700	\$47,200	\$85,900	\$0	\$0	859



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Land Details

Deeded Acres: 21.96
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 <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (RIV CABIN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	468	468	-	CAB - CABIN
Segment	Story	Width	Length	Area	Foundation
BAS	1	18	26	468	POST ON GROUND
DK	1	5	8	40	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.0 BATHS	1 BEDROOM	-	-	STOVE/SPCE, PROPANE	

Improvement 2 Details (DG 0 DOOR)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	480	480	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	24	480	POST ON GROUND

Improvement 3 Details (DG 34X30)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	720	720	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	30	720	POST ON GROUND

Improvement 4 Details (8X8 RIVER)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	8	64	POST ON GROUND

Improvement 5 Details (DG RIVER)

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

Improvement 6 Details (SAFEWAY)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	352	352	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	44	352	-



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Improvement 7 Details (NEW CABIN)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
HOUSE	0	416	416	-	1S - 1 STORY		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	16	26	416	POST ON GROUND		
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC		
1.0 BATH	-	-		-	,		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
02/2021		\$42,000			243689		
08/2002		\$15,000			148334		
07/1999		\$12,000 (This is part of a multi parcel sale.)			129166		
06/1998		\$12,000 (This is part of a multi parcel sale.)			126152		
05/1995		\$20,000 (This is part of a multi parcel sale.)			126151		
09/1993		\$20,000 (This is part of a multi parcel sale.)			95805		
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	151	\$25,200	\$8,200	\$33,400	\$0	\$0	-
	111	\$13,400	\$0	\$13,400	\$0	\$0	-
	204	\$3,100	\$10,900	\$14,000	\$0	\$0	-
	Total	\$41,700	\$19,100	\$60,800	\$0	\$0	608.00
2023 Payable 2024	151	\$23,300	\$6,800	\$30,100	\$0	\$0	-
	111	\$12,100	\$0	\$12,100	\$0	\$0	-
	204	\$2,800	\$9,000	\$11,800	\$0	\$0	-
	Total	\$38,200	\$15,800	\$54,000	\$0	\$0	540.00
2022 Payable 2023	151	\$22,000	\$6,300	\$28,300	\$0	\$0	-
	111	\$11,300	\$0	\$11,300	\$0	\$0	-
	204	\$2,600	\$8,300	\$10,900	\$0	\$0	-
	Total	\$35,900	\$14,600	\$50,500	\$0	\$0	505.00
2021 Payable 2022	151	\$18,900	\$5,100	\$24,000	\$0	\$0	-
	111	\$9,200	\$0	\$9,200	\$0	\$0	-
	204	\$2,100	\$6,800	\$8,900	\$0	\$0	-
	Total	\$30,200	\$11,900	\$42,100	\$0	\$0	421.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$503.00	\$25.00	\$528.00	\$38,200	\$15,800	\$54,000	
2023	\$475.00	\$25.00	\$500.00	\$35,900	\$14,600	\$50,500	
2022	\$447.00	\$25.00	\$472.00	\$30,200	\$11,900	\$42,100	



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