



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 3:16:43 PM

General Details							
Parcel ID:		475-0010-00390					
Legal Description Details							
Plat Name:		NEW INDEPENDENCE					
Section	Township	Range	Lot	Block			
3	52	17	-	-			
Description:		LOT 4					
Taxpayer Details							
Taxpayer Name		WOOD ADAM V					
and Address:		7078 MCARTHUR RD					
		CANYON MN 55717					
Owner Details							
Owner Name		WOOD ADAM V					
Payable 2025 Tax Summary							
		2025 - Net Tax		\$863.00			
		2025 - Special Assessments		\$85.00			
		2025 - Total Tax & Special Assessments		\$948.00			
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax \$474.00		2025 - 2nd Half Tax \$474.00		2025 - 1st Half Tax Due \$474.00			
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00		2025 - 2nd Half Tax Due \$474.00			
2025 - 1st Half Due \$474.00		2025 - 2nd Half Due \$474.00		2025 - Total Due \$948.00			
Parcel Details							
Property Address:		7078 MCARTHUR RD, CANYON MN					
School District:		2142					
Tax Increment District:		-					
Property/Homesteader:		WOOD, ADAM V & KRISTIN L					
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)	\$50,100	\$162,300	\$212,400	\$0	\$0	-
111	0 - Non Homestead	\$23,300	\$0	\$23,300	\$0	\$0	-
Total:		\$73,400	\$162,300	\$235,700	\$0	\$0	2083



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Land Details

Deeded Acres: 38.35
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	1905	952	1,190	U Quality / 0 Ft ²	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1.2	28	34	952	BASEMENT
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	3 BEDROOMS	-	-	CENTRAL, PROPANE	

Improvement 2 Details (40X81 PB)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	3,240	3,240	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	40	81	3,240	POST ON GROUND

Improvement 3 Details (METAL)

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	0	8	10	80	POST ON GROUND

Improvement 4 Details (WHITE SHIP)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	40	320	POST ON GROUND

Improvement 5 Details (RED SHIP)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	40	320	POST ON GROUND

Improvement 6 Details (RED SHIP)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	40	320	POST ON GROUND



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Improvement 7 Details (12X16 ST)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	192	192	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	12	16	192	POST ON GROUND	

Improvement 8 Details (36X40 PB)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
POLE BUILDING	2024	1,440	1,440	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	36	40	1,440	FLOATING SLAB	
LT	1	10	40	400	POST ON GROUND	

Sales Reported to the St. Louis County Auditor			
Sale Date	Purchase Price	CRV Number	
04/2008	\$18,000 (This is part of a multi parcel sale.)	181555	
09/2001	\$18,000 (This is part of a multi parcel sale.)	142057	

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	\$50,100	\$116,500	\$166,600	\$0	\$0	-
	111	\$23,300	\$0	\$23,300	\$0	\$0	-
	Total	\$73,400	\$116,500	\$189,900	\$0	\$0	1,583.00
2023 Payable 2024	201	\$43,500	\$105,600	\$149,100	\$0	\$0	-
	111	\$19,600	\$0	\$19,600	\$0	\$0	-
	Total	\$63,100	\$105,600	\$168,700	\$0	\$0	1,449.00
2022 Payable 2023	201	\$36,500	\$84,200	\$120,700	\$0	\$0	-
	111	\$18,700	\$0	\$18,700	\$0	\$0	-
	Total	\$55,200	\$84,200	\$139,400	\$0	\$0	1,130.00
2021 Payable 2022	201	\$36,500	\$76,800	\$113,300	\$0	\$0	-
	111	\$18,700	\$0	\$18,700	\$0	\$0	-
	Total	\$55,200	\$76,800	\$132,000	\$0	\$0	1,050.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,039.00	\$85.00	\$1,124.00	\$56,150	\$88,729	\$144,879
2023	\$815.00	\$25.00	\$840.00	\$47,224	\$65,799	\$113,023
2022	\$855.00	\$25.00	\$880.00	\$46,488	\$58,469	\$104,957



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