



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 12:00:18 PM

General Details							
Parcel ID:	475-0010-00410						
Document:	Torrens - 295698						
Document Date:	06/10/2003						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
3	52	17	-	-			
Description:	SE 1/4 OF NW 1/4						
Taxpayer Details							
Taxpayer Name	KLAINERT JOSEPH D & BARBARA						
and Address:	6998 MCARTHUR RD CANYON MN 55717						
Owner Details							
Owner Name	KLAINERT BARBARA						
Owner Name	KLAINERT JOSEPH D						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,141.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$3,226.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,613.00	2025 - 2nd Half Tax	\$1,613.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,613.00	2025 - 2nd Half Tax Paid	\$1,613.00	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:	6998 MCARTHUR RD, CANYON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	KLAINERT, JOSEPH D & BARBARA E						
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)	\$56,900	\$357,500	\$414,400	\$0	\$0	-
111	0 - Non Homestead	\$29,300	\$0	\$29,300	\$0	\$0	-
Total:		\$86,200	\$357,500	\$443,700	\$0	\$0	4344



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 12:00:18 PM

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	1994	2,008	2,008	ECO Quality / 650 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	24	336	BASEMENT
BAS	1	22	24	528	BASEMENT
BAS	1	26	44	1,144	FOUNDATION
DK	1	8	20	160	PIERS AND FOOTINGS
DK	1	14	12	168	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.0 BATHS	3 BEDROOMS	-		1	C&AIR_COND, GAS

Improvement 2 Details (28X40 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1997	1,120	1,120	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	40	1,120	FLOATING SLAB

Improvement 3 Details (DG 28X28)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	784	784	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	28	784	FLOATING SLAB

Improvement 4 Details (ST 8X10)

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

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2003	\$189,000 (This is part of a multi parcel sale.)	152938
08/1999	\$132,500 (This is part of a multi parcel sale.)	129856
10/1988	\$12,000	111307
10/1988	\$12,000 (This is part of a multi parcel sale.)	111307



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 12:00:18 PM

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	\$56,900	\$346,000	\$402,900	\$0	\$0	-
	111	\$29,300	\$0	\$29,300	\$0	\$0	-
	Total	\$86,200	\$346,000	\$432,200	\$0	\$0	4,219.00
2023 Payable 2024	201	\$49,200	\$313,600	\$362,800	\$0	\$0	-
	111	\$24,600	\$0	\$24,600	\$0	\$0	-
	Total	\$73,800	\$313,600	\$387,400	\$0	\$0	3,828.00
2022 Payable 2023	201	\$32,400	\$317,800	\$350,200	\$0	\$0	-
	111	\$23,500	\$0	\$23,500	\$0	\$0	-
	Total	\$55,900	\$317,800	\$373,700	\$0	\$0	3,680.00
2021 Payable 2022	201	\$32,400	\$290,000	\$322,400	\$0	\$0	-
	111	\$23,500	\$0	\$23,500	\$0	\$0	-
	Total	\$55,900	\$290,000	\$345,900	\$0	\$0	3,377.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,205.00	\$85.00	\$3,290.00	\$73,178	\$309,634	\$382,812	
2023	\$3,293.00	\$85.00	\$3,378.00	\$55,371	\$312,607	\$367,978	
2022	\$3,367.00	\$85.00	\$3,452.00	\$55,074	\$282,602	\$337,676	

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.