



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 5:12:45 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 5/13/2025)							
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	\$1,613.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,613.00		
2025 - 1st Half Due	\$1,613.00	2025 - 2nd Half Due	\$1,613.00	2025 - Total Due	\$3,226.00		
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



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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	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



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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	

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