



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 4:57:34 PM

General Details							
Parcel ID:		475-0010-00435					
Document:		Torrens - 818490.0					
Document Date:		10/12/2004					
Legal Description Details							
Plat Name:		NEW INDEPENDENCE					
Section	Township	Range	Lot	Block			
3	52	17	-	-			
Description:		S1/2 OF NW1/4 OF SW1/4					
Taxpayer Details							
Taxpayer Name		MCPHERSON MICHAEL W & JENNIFER L					
and Address:		PO BOX 3123					
		DULUTH MN 55803					
Owner Details							
Owner Name		MCPHERSON JENNIFER L					
Owner Name		MCPHERSON MICHAEL W					
Payable 2025 Tax Summary							
2025 - Net Tax				\$563.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$648.00</b>			
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$324.00		2025 - 2nd Half Tax \$324.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$324.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$324.00		
<b>2025 - 1st Half Due \$0.00</b>		<b>2025 - 2nd Half Due \$324.00</b>			<b>2025 - Total Due \$324.00</b>		
Parcel Details							
Property Address:		6964 MCARTHUR RD, CANYON 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	\$36,400	\$31,700	\$68,100	\$0	\$0	-
Total:		\$36,400	\$31,700	\$68,100	\$0	\$0	681



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## Land Details

**Deeded Acres:** 20.00  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (CABIN)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2003	256	512	-	CAB - CABIN
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	2	16	16	256	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>	<b>Fireplace Count</b>	<b>HVAC</b>	
0.0 BATHS	-	-	-	STOVE/SPCE, GAS	

## Improvement 2 Details (POLE BLDG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	0	1,824	1,824	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	12	48	576	POST ON GROUND
BAS	1	14	48	672	POST ON GROUND
LT	1	12	48	576	POST ON GROUND

## Improvement 3 Details (SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2016	64	64	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	8	8	64	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2004	\$48,900 (This is part of a multi parcel sale.)	161660
04/2002	\$48,900 (This is part of a multi parcel sale.)	145713

## 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	\$36,400	\$30,700	\$67,100	\$0	\$0	-
	<b>Total</b>	<b>\$36,400</b>	<b>\$30,700</b>	<b>\$67,100</b>	<b>\$0</b>	<b>\$0</b>	<b>671.00</b>
2023 Payable 2024	151	\$30,600	\$27,800	\$58,400	\$0	\$0	-
	<b>Total</b>	<b>\$30,600</b>	<b>\$27,800</b>	<b>\$58,400</b>	<b>\$0</b>	<b>\$0</b>	<b>584.00</b>
2022 Payable 2023	151	\$28,200	\$30,100	\$58,300	\$0	\$0	-
	<b>Total</b>	<b>\$28,200</b>	<b>\$30,100</b>	<b>\$58,300</b>	<b>\$0</b>	<b>\$0</b>	<b>583.00</b>



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2021 Payable 2022	151	\$28,200	\$27,400	\$55,600	\$0	\$0	-
	Total	\$28,200	\$27,400	\$55,600	\$0	\$0	556.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$509.00	\$85.00	\$594.00	\$30,600	\$27,800	\$58,400	
2023	\$549.00	\$85.00	\$634.00	\$28,200	\$30,100	\$58,300	
2022	\$585.00	\$85.00	\$670.00	\$28,200	\$27,400	\$55,600	

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