



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 7:38:35 PM

| General Details | | | | | | | |
|-----------------|-------------------|--|--|--|--|--|--|
| Parcel ID: | 475-0010-00530 | | | | | | |
| Document: | Abstract - 724117 | | | | | | |
| Document Date: | 05/22/1998 | | | | | | |

| Legal Description Details | | | | |
|---------------------------|------------------|-------|-----|-------|
| Plat Name: | NEW INDEPENDENCE | | | |
| Section | Township | Range | Lot | Block |
| 4 | 52 | 17 | - | - |
| Description: | SE 1/4 OF NE 1/4 | | | |

| Taxpayer Details | |
|------------------|----------------------------------|
| Taxpayer Name | LORAAS HANS & COLLEEN |
| and Address: | 7707 BIRCH RD CANYON MN 55717 |

| Owner Details | |
|---------------|----------------|
| Owner Name | LORAAS COLLEEN |
| Owner Name | LORAAS HANS |

| Payable 2025 Tax Summary | |
|---|-------------------|
| 2025 - Net Tax | \$1,277.00 |
| 2025 - Special Assessments | \$25.00 |
| 2025 - Total Tax & Special Assessments | \$1,302.00 |

| Current Tax Due (as of 5/13/2025) | | | | | |
|-----------------------------------|-----------------|----------------------------|-----------------|-------------------------|-------------------|
| Due May 15 | | Due October 15 | | Total Due | |
| 2025 - 1st Half Tax | \$651.00 | 2025 - 2nd Half Tax | \$651.00 | 2025 - 1st Half Tax Due | \$651.00 |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$651.00 |
| 2025 - 1st Half Penalty | \$0.00 | 2025 - 2nd Half Penalty | \$0.00 | Delinquent Tax | \$1,365.97 |
| 2025 - 1st Half Due | \$651.00 | 2025 - 2nd Half Due | \$651.00 | 2025 - Total Due | \$2,667.97 |

| Delinquent Taxes (as of 5/13/2025) | | | | | | |
|------------------------------------|--|-------------------|----------------|----------------|----------------|-------------------|
| Tax Year | | Net Tax | Penalty | Cst/Fees | Interest | Total Due |
| 2024 | | \$588.00 | \$41.16 | \$0.00 | \$20.97 | \$650.13 |
| 2023 | | \$593.64 | \$29.33 | \$20.00 | \$72.87 | \$715.84 |
| Total: | | \$1,181.64 | \$70.49 | \$20.00 | \$93.84 | \$1,365.97 |

| Parcel Details | |
|-------------------------|-----------------------------|
| Property Address: | 6955 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 | \$42,300 | \$74,600 | \$116,900 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$39,300 | \$0 | \$39,300 | \$0 | \$0 | - |
| Total: | | \$81,600 | \$74,600 | \$156,200 | \$0 | \$0 | 1562 |



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Land Details

Deeded Acres: 40.00
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.

Improvement 1 Details (CABIN)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | | | | | | | |
|---|---------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|----|-----|---------------|----|---|---|----|-----|---------------|
| HOUSE | 0 | 576 | 576 | - | CAB - CABIN | | | | | | | | | | | | | | | | | | |
| <table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1</td><td>24</td><td>24</td><td>576</td><td>FLOATING SLAB</td></tr><tr><td>OP</td><td>1</td><td>6</td><td>24</td><td>144</td><td>FLOATING SLAB</td></tr></table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 1 | 24 | 24 | 576 | FLOATING SLAB | OP | 1 | 6 | 24 | 144 | FLOATING SLAB |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | | | | | | | |
| BAS | 1 | 24 | 24 | 576 | FLOATING SLAB | | | | | | | | | | | | | | | | | | |
| OP | 1 | 6 | 24 | 144 | FLOATING SLAB | | | | | | | | | | | | | | | | | | |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | | | | | | | | | | | | | | | | | | | |
| 0.0 BATHS | - | - | - | STOVE/SPCE, GAS | | | | | | | | | | | | | | | | | | | |

Improvement 2 Details

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | |
|---|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|---|-----|---|
| | 0 | 144 | 144 | - | PLN - PLAIN SLAB | | | | | | | | | | | | |
| <table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>0</td><td>18</td><td>8</td><td>144</td><td>-</td></tr></table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 0 | 18 | 8 | 144 | - |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | |
| BAS | 0 | 18 | 8 | 144 | - | | | | | | | | | | | | |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|---|------------|
| 07/1998 | \$39,000 (This is part of a multi parcel sale.) | 122500 |

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 | \$42,300 | \$72,200 | \$114,500 | \$0 | \$0 | - |
| | 111 | \$39,300 | \$0 | \$39,300 | \$0 | \$0 | - |
| | Total | \$81,600 | \$72,200 | \$153,800 | \$0 | \$0 | 1,538.00 |
| 2023 Payable 2024 | 151 | \$35,600 | \$65,400 | \$101,000 | \$0 | \$0 | - |
| | 111 | \$33,100 | \$0 | \$33,100 | \$0 | \$0 | - |
| | Total | \$68,700 | \$65,400 | \$134,100 | \$0 | \$0 | 1,341.00 |
| 2022 Payable 2023 | 151 | \$28,700 | \$63,100 | \$91,800 | \$0 | \$0 | - |
| | 111 | \$31,700 | \$0 | \$31,700 | \$0 | \$0 | - |
| | Total | \$60,400 | \$63,100 | \$123,500 | \$0 | \$0 | 1,235.00 |
| 2021 Payable 2022 | 151 | \$28,700 | \$57,600 | \$86,300 | \$0 | \$0 | - |
| | 111 | \$31,700 | \$0 | \$31,700 | \$0 | \$0 | - |
| | Total | \$60,400 | \$57,600 | \$118,000 | \$0 | \$0 | 1,180.00 |



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| Tax Detail History | | | | | | |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024 | \$1,151.00 | \$25.00 | \$1,176.00 | \$68,700 | \$65,400 | \$134,100 |
| 2023 | \$1,139.00 | \$25.00 | \$1,164.00 | \$60,400 | \$63,100 | \$123,500 |
| 2022 | \$1,215.00 | \$25.00 | \$1,240.00 | \$60,400 | \$57,600 | \$118,000 |

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