



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 12:01:26 PM

General Details				
Parcel ID:	475-0010-00630			
Document:	Abstract - 618813			
Document Date:	-			

Legal Description Details				
Plat Name:	NEW INDEPENDENCE			
Section	Township	Range	Lot	Block
4	52	17	-	-
Description:	SE1/4 of SW1/4			

Taxpayer Details	
Taxpayer Name	ARNESON ROBERT & KAREN
and Address:	6819 MCARTHUR RD CANYON MN 55717

Owner Details	
Owner Name	ARNESON KAREN A
Owner Name	ARNESON ROBERT S

Payable 2025 Tax Summary	
2025 - Net Tax	\$1,913.00
2025 - Special Assessments	\$85.00
2025 - Total Tax & Special Assessments	\$1,998.00

Current Tax Due (as of 12/14/2025)					
Due May 15		Due October 15		Total Due	
2025 - 1st Half Tax	\$999.00	2025 - 2nd Half Tax	\$999.00	2025 - 1st Half Tax Due	\$1,078.92
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,048.95
2025 - 1st Half Penalty	\$79.92	2025 - 2nd Half Penalty	\$49.95	Delinquent Tax	\$4,898.28
2025 - 1st Half Due	\$1,078.92	2025 - 2nd Half Due	\$1,048.95	2025 - Total Due	\$7,026.15

Delinquent Taxes (as of 12/14/2025)						
Tax Year		Net Tax	Penalty	Cst/Fees	Interest	Total Due
2024		\$2,096.00	\$178.16	\$0.00	\$181.91	\$2,456.07
2023		\$1,922.00	\$163.37	\$20.00	\$336.84	\$2,442.21
Total:		\$4,018.00	\$341.53	\$20.00	\$518.75	\$4,898.28

Parcel Details	
Property Address:	6819 MCARTHUR RD, CANYON MN
School District:	2142
Tax Increment District:	-
Property/Homesteader:	ARNESON, ROBERT S & KAREN A



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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
203	1 - Owner Homestead (100.00% total)	\$43,600	\$255,600	\$299,200	\$0	\$0	-
111	0 - Non Homestead	\$38,600	\$0	\$38,600	\$0	\$0	-
Total:		\$82,200	\$255,600	\$337,800	\$0	\$0	2907
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	0	1,488		2,556	-	2S - 2 STORY	
Segment	Story	Width	Length	Area	Foundation		
BAS	1	14	24	336	FLOATING SLAB		
BAS	1.7	14	24	336	FLOATING SLAB		
BAS	2	24	34	816	FLOATING SLAB		
DK	1	10	12	120	POST ON GROUND		
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC		
2.0 BATHS	3 BEDROOMS	-		-	CENTRAL, WOOD		
Improvement 2 Details (GARAGE)							
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.	
GARAGE	2014	784		784	-	DETACHED	
Segment	Story	Width	Length	Area	Foundation		
BAS	1	28	28	784	-		
Improvement 3 Details (SHED 4X8)							
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	32		32	-	-	
Segment	Story	Width	Length	Area	Foundation		
BAS	1	4	8	32	POST ON GROUND		
Improvement 4 Details (LOG ST)							
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	136		136	-	-	
Segment	Story	Width	Length	Area	Foundation		
BAS	1	8	8	64	POST ON GROUND		
BAS	1	8	9	72	POST ON GROUND		



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Improvement 5 Details (TTL 8X16)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	128	128	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	8	16	128	POST ON GROUND	

Improvement 6 Details (4X4 STOR.)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	16	16	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	4	4	16	POST ON GROUND	

Sales Reported to the St. Louis County Auditor						
Sale Date		Purchase Price			CRV Number	
10/1994		\$12,000			100647	

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	203	\$43,600	\$247,300	\$290,900	\$0	\$0	-
	111	\$38,600	\$0	\$38,600	\$0	\$0	-
	Total	\$82,200	\$247,300	\$329,500	\$0	\$0	2,816.00
2023 Payable 2024	203	\$38,000	\$224,300	\$262,300	\$0	\$0	-
	111	\$32,500	\$0	\$32,500	\$0	\$0	-
	Total	\$70,500	\$224,300	\$294,800	\$0	\$0	2,537.00
2022 Payable 2023	203	\$32,400	\$200,100	\$232,500	\$0	\$0	-
	111	\$31,100	\$0	\$31,100	\$0	\$0	-
	Total	\$63,500	\$200,100	\$263,600	\$0	\$0	2,198.00
2021 Payable 2022	203	\$32,400	\$182,500	\$214,900	\$0	\$0	-
	111	\$31,100	\$0	\$31,100	\$0	\$0	-
	Total	\$63,500	\$182,500	\$246,000	\$0	\$0	2,006.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$2,011.00	\$85.00	\$2,096.00	\$68,525	\$212,642	\$281,167
2023	\$1,837.00	\$85.00	\$1,922.00	\$61,226	\$186,059	\$247,285
2022	\$1,869.00	\$85.00	\$1,954.00	\$60,801	\$167,300	\$228,101



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