



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 12:00:10 PM

General Details							
Parcel ID:	475-0010-00645						
Document:	Abstract - 937876						
Document Date:	03/05/2004						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
4	52	17	-	-			
Description:	NE1/4 OF SE1/4 EX NLY 350 FT OF NW1/4 OF NE1/4 OF SE1/4 & EX THAT PART BEG AT SW COR OF NE1/4 OF SE1/4 THENCE NLY ON W LINE 481 FT THENCE ELY PARALLEL WITH S LINE OF SAID FORTY 658 FT MORE OR LESS TO E LINE OF W1/2 OF NE1/4 OF SE1/4 THENCE NLY ALONG E LINE 180 FT THENCE ELY PARALLEL WITH S LINE OF FORTY 658 FT MORE OR LESS TO E LINE OF NE1/4 OF SE1/4 THENCE S ALONG E LINE TO SE COR THENCE WLY ALONG S LINE TO PT OF BEG						
Taxpayer Details							
Taxpayer Name	BULGRIN DOUG						
and Address:	6939 MCARTHUR RD CANYON MN 55717						
Owner Details							
Owner Name	BULGRIN DOUG						
Owner Name	BULGRIN HEATHER						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,793.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$3,878.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,939.00	2025 - 2nd Half Tax	\$1,939.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,939.00	2025 - 2nd Half Tax Paid	\$1,939.00	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:	6939 MCARTHUR RD, CANYON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	BULGRIN, DOUGLAS D & HEATHER M						
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)	\$58,500	\$451,100	\$509,600	\$0	\$0	-
Total:		\$58,500	\$451,100	\$509,600	\$0	\$0	5112



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Land Details

Deeded Acres: 17.38
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	2000	1,953	1,953	AVG Quality / 1465 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	423	WALKOUT BASEMENT
BAS	1	0	0	1,144	WALKOUT BASEMENT
BAS	1	5	26	130	WALKOUT BASEMENT
BAS	1	16	16	256	WALKOUT BASEMENT
SP	1	6	12	72	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.25 BATHS	4 BEDROOMS	-		1	C&AC&EXCH, GAS

Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2000	832	832	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	32	832	FOUNDATION

Improvement 3 Details (POLE BLDG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	864	864	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	36	864	POST ON GROUND

Improvement 4 Details (10X16 SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	16	160	POST ON GROUND

Improvement 5 Details (8X10 SHED)

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



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Improvement 6 Details (@ WALKOUT)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	2005	416	416	-	CON - CONCRETE
Segment	Story	Width	Length	Area	Foundation
BAS	0	16	26	416	-

Improvement 7 Details (BLUE POLE)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	672	672	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	28	672	FLOATING SLAB
OPX	0	4	8	32	FLOATING SLAB

Improvement 8 Details					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	168	168	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	14	168	POST ON GROUND

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
03/2004	\$305,000	157465
11/1998	\$52,500	125609

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	\$58,500	\$436,500	\$495,000	\$0	\$0	-
	Total	\$58,500	\$436,500	\$495,000	\$0	\$0	4,930.00
2023 Payable 2024	201	\$50,500	\$395,900	\$446,400	\$0	\$0	-
	Total	\$50,500	\$395,900	\$446,400	\$0	\$0	4,464.00
2022 Payable 2023	201	\$44,000	\$418,100	\$462,100	\$0	\$0	-
	Total	\$44,000	\$418,100	\$462,100	\$0	\$0	4,621.00
2021 Payable 2022	201	\$44,000	\$381,300	\$425,300	\$0	\$0	-
	Total	\$44,000	\$381,300	\$425,300	\$0	\$0	4,253.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$3,823.00	\$85.00	\$3,908.00	\$50,500	\$395,900	\$446,400
2023	\$4,247.00	\$85.00	\$4,332.00	\$44,000	\$418,100	\$462,100
2022	\$4,353.00	\$85.00	\$4,438.00	\$44,000	\$381,300	\$425,300



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