



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 12:00:14 PM

General Details							
Parcel ID:	475-0010-00646						
Document:	Abstract - 01430246						
Document Date:	10/18/2021						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
4	52	17	-	-			
Description:	PART OF NE1/4 OF SE1/4 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 DOUGLAS DUWAYNE &						
and Address:	HEATHER MARIE BULGRIN 6939 MCARTHUR RD CANYON MN 55717						
Owner Details							
Owner Name	BULGRIN DOUGLAS DUWAYNE						
Owner Name	BULGRIN HEATHER MARIE						
Payable 2025 Tax Summary							
2025 - Net Tax				\$593.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$678.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$339.00	2025 - 2nd Half Tax	\$339.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$339.00	2025 - 2nd Half Tax Paid	\$339.00	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:	6931 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
151	0 - Non Homestead	\$49,000	\$22,400	\$71,400	\$0	\$0	-
Total:		\$49,000	\$22,400	\$71,400	\$0	\$0	714



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Land Details

Deeded Acres: 17.31
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: W - DRILLED WELL
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/frnPlatStatPopUp.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	432	432	-	CAB - CABIN
Segment	Story	Width	Length	Area	Foundation
BAS	1	18	24	432	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.0 BATHS	-	-	-	STOVE/SPCE, WOOD	

Improvement 2 Details (16X20 STOR)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	16	20	320	POST ON GROUND
OPX	0	2	4	8	CANTILEVER

Improvement 3 Details (8X10 STOR.)

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	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2021	\$53,000	246125

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	\$49,000	\$21,700	\$70,700	\$0	\$0	-
	Total	\$49,000	\$21,700	\$70,700	\$0	\$0	707.00
2023 Payable 2024	151	\$46,600	\$19,600	\$66,200	\$0	\$0	-
	Total	\$46,600	\$19,600	\$66,200	\$0	\$0	662.00
2022 Payable 2023	151	\$39,600	\$26,200	\$65,800	\$0	\$0	-
	Total	\$39,600	\$26,200	\$65,800	\$0	\$0	658.00
2021 Payable 2022	151	\$39,600	\$23,900	\$63,500	\$0	\$0	-
	Total	\$39,600	\$23,900	\$63,500	\$0	\$0	635.00



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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	\$577.00	\$85.00	\$662.00	\$46,600	\$19,600	\$66,200
2023	\$619.00	\$85.00	\$704.00	\$39,600	\$26,200	\$65,800
2022	\$669.00	\$85.00	\$754.00	\$39,600	\$23,900	\$63,500

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