



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 11:17:23 PM

General Details							
Parcel ID:	475-0010-00830						
Document:	Abstract - 01286415						
Document Date:	06/02/2016						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
5	52	17	-	-			
Description:	SE 1/4 OF SE 1/4						
Taxpayer Details							
Taxpayer Name	PAULSON STEVEN R & BRENDA L						
and Address:	6801 MCARTHUR RD CANYON MN 55717						
Owner Details							
Owner Name	PAULSON JACOB						
Payable 2025 Tax Summary							
2025 - Net Tax				\$859.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$944.00			
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$472.00		2025 - 2nd Half Tax \$472.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$472.00		2025 - 2nd Half Tax Paid \$472.00			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:	6801 MCARTHUR RD, CANYON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	PAULSON, STEVEN R & BRENDA L						
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)	\$50,300	\$97,400	\$147,700	\$0	\$0	-
111	0 - Non Homestead	\$50,700	\$0	\$50,700	\$0	\$0	-
Total:		\$101,000	\$97,400	\$198,400	\$0	\$0	1651



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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	1965	1,216	1,216	-	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	FOUNDATION
BAS	1	24	44	1,056	FOUNDATION
CN	1	8	8	64	POST ON GROUND
CW	1	8	24	192	FOUNDATION
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.75 BATH	2 BEDROOMS	-	-	CENTRAL, WOOD	

Improvement 2 Details (WOODSHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	240	240	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	24	240	POST ON GROUND

Improvement 3 Details (BN 12X16+)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	192	240	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1.2	12	16	192	POST ON GROUND
LT	1	8	10	80	POST ON GROUND

Improvement 4 Details (12X20 CPT)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
CAR PORT	0	240	240	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	20	240	POST ON GROUND

Improvement 5 Details (10X12 STOR)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND



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Improvement 6 Details (COOP)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	392	392	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	0	0	392	POST ON GROUND	
CNX	1	11	13	143	POST ON GROUND	
LT	1	5	11	55	POST ON GROUND	

Improvement 7 Details (WORKSHOP)						
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	1	12	14	168	POST ON GROUND	
LT	1	12	12	144	POST ON GROUND	
LT	1	12	14	168	POST ON GROUND	

Improvement 8 Details (LUMBER ST.)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	240	240	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	12	20	240	POST ON GROUND	

Sales Reported to the St. Louis County Auditor						
No Sales information reported.						

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	\$50,300	\$94,100	\$144,400	\$0	\$0	-
	111	\$50,700	\$0	\$50,700	\$0	\$0	-
	Total	\$101,000	\$94,100	\$195,100	\$0	\$0	1,615.00
2023 Payable 2024	201	\$43,600	\$85,400	\$129,000	\$0	\$0	-
	111	\$42,700	\$0	\$42,700	\$0	\$0	-
	Total	\$86,300	\$85,400	\$171,700	\$0	\$0	1,461.00
2022 Payable 2023	201	\$36,700	\$79,800	\$116,500	\$0	\$0	-
	111	\$37,800	\$0	\$37,800	\$0	\$0	-
	Total	\$74,500	\$79,800	\$154,300	\$0	\$0	1,275.00
2021 Payable 2022	201	\$36,700	\$72,800	\$109,500	\$0	\$0	-
	111	\$37,800	\$0	\$37,800	\$0	\$0	-
	Total	\$74,500	\$72,800	\$147,300	\$0	\$0	1,199.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,017.00	\$85.00	\$1,102.00	\$77,637	\$68,433	\$146,070
2023	\$929.00	\$85.00	\$1,014.00	\$66,072	\$61,473	\$127,545
2022	\$987.00	\$85.00	\$1,072.00	\$65,322	\$54,593	\$119,915



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