



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 10:36:14 PM

General Details							
Parcel ID:	475-0010-01290						
Document:	Abstract - 01444940						
Document Date:	06/06/2022						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
8	52	17	-	-			
Description:	NE1/4 OF SE1/4 EX N1/2						
Taxpayer Details							
Taxpayer Name	MAJOR TODD & WILSON MELANIE						
and Address:	6711 MCARTHUR RD SAGINAW MN 55779						
Owner Details							
Owner Name	MAJOR TODD						
Owner Name	WILSON MELANIE						
Payable 2025 Tax Summary							
2025 - Net Tax				\$6,925.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$7,010.00</b>			
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,505.00	2025 - 2nd Half Tax	\$3,505.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$3,505.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$3,505.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$3,505.00</b>	<b>2025 - Total Due</b>	<b>\$3,505.00</b>		
Parcel Details							
Property Address:	6711 MCARTHUR RD, SAGINAW MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	MAJOR, TODD M & WILSON, MELANIE A						
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)	\$48,300	\$642,300	\$690,600	\$0	\$0	-
207	0 - Non Homestead	\$7,000	\$93,000	\$100,000	\$0	\$0	-
Total:		\$55,300	\$735,300	\$790,600	\$0	\$0	8633



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## Land Details

**Deeded Acres:** 20.00  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2007	1,862	2,494	GD Quality / 675 Ft <sup>2</sup>	2S - 2 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	3	10	30	WALKOUT BASEMENT
BAS	1	4	20	80	WALKOUT BASEMENT
BAS	2	4	22	88	WALKOUT BASEMENT
BAS	2	24	32	768	WALKOUT BASEMENT
OP	1	0	0	168	PIERS AND FOOTINGS
OP	1	0	0	355	PIERS AND FOOTINGS
OP	1	9	16	144	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
3.25 BATHS	5 BEDROOMS	-	1	C&AC&EXCH, GAS	

## Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2007	896	896	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	2	16	32	-
BAS	1	24	36	864	-

## Improvement 3 Details (DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2016	1,500	1,500	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	50	1,500	-
OPX	1	10	50	500	-

## Improvement 4 Details (10X12 ST)

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

## Improvement 5 Details (LAWN SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	600	600	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	15	40	600	POST ON GROUND



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Improvement 6 Details (LOG VNR MH)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	2023	640	640	-	SGL - SGL WIDE
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	40	640	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1 BATH	1 BEDROOM	-	-	C&AIR_EXCH, PROPANE	

Improvement 7 Details (PLYWOOD MH)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	2023	640	640	-	SGL - SGL WIDE
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	40	640	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1 BATH	1 BEDROOM	-	-	C&AIR_EXCH, PROPANE	

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
06/2022	\$740,000	249350
05/2020	\$594,000	236968
06/2016	\$485,000	216704
09/2006	\$47,000	174132
10/2005	\$57,209	168298

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	\$55,200	\$731,200	\$786,400	\$0	\$0	-
	Total	\$55,200	\$731,200	\$786,400	\$0	\$0	8,580.00
2023 Payable 2024	201	\$53,400	\$583,800	\$637,200	\$0	\$0	-
	Total	\$53,400	\$583,800	\$637,200	\$0	\$0	6,715.00
2022 Payable 2023	201	\$46,700	\$581,600	\$628,300	\$0	\$0	-
	111	\$4,300	\$0	\$4,300	\$0	\$0	-
	Total	\$51,000	\$581,600	\$632,600	\$0	\$0	6,647.00
2021 Payable 2022	201	\$46,700	\$530,400	\$577,100	\$0	\$0	-
	111	\$4,300	\$0	\$4,300	\$0	\$0	-
	Total	\$51,000	\$530,400	\$581,400	\$0	\$0	2,814.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$5,865.00	\$85.00	\$5,950.00	\$53,400	\$583,800	\$637,200
2023	\$6,201.00	\$85.00	\$6,286.00	\$51,000	\$581,600	\$632,600
2022	\$2,775.00	\$85.00	\$2,860.00	\$26,724	\$254,676	\$281,400



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