



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 4:40:45 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			
2025 - Total Tax & Special Assessments				\$7,010.00			
Current Tax Due (as of 12/14/2025)							
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	\$3,505.00	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:	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



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 4:40:45 PM

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/frnPlatStatPopUp.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	2007	1,862	2,494	GD Quality / 675 Ft ²	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 ²	Gross Area Ft ²	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 ²	Gross Area Ft ²	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 ²	Gross Area Ft ²	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 ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	600	600	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	15	40	600	POST ON GROUND



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 4:40:45 PM

Improvement 6 Details (LOG VNR MH)							
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.	
MANUFACTURED HOME	2023	640		640	-	SGL - SGL WIDE	
<div><div>SegmentBAS</div><div>Story1</div><div>Width16</div><div>Length40</div><div>Area640</div><div>FoundationPIERS AND FOOTINGS</div></div>							
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 ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.	
MANUFACTURED HOME	2023	640		640	-	SGL - SGL WIDE	
<div><div>SegmentBAS</div><div>Story1</div><div>Width16</div><div>Length40</div><div>Area640</div><div>FoundationPIERS AND FOOTINGS</div></div>							
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	



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 4:40:45 PM

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.