



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 6:31:31 PM

General Details							
Parcel ID:	475-0010-01321						
Document:	Abstract - 01363977						
Document Date:	09/12/2019						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
8	52	17	-	-			
Description:	W1/2 OF SE1/4 OF SE1/4						
Taxpayer Details							
Taxpayer Name	RUNQUIST JEFF & CORRI						
and Address:	7931 SHIPLEY RD						
	CULVER MN 55779						
Owner Details							
Owner Name	RUNQUIST CORRI						
Owner Name	RUNQUIST JEFFREY						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,807.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$2,892.00</b>			
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,446.00	2025 - 2nd Half Tax	\$1,446.00	2025 - 1st Half Tax Due	\$1,446.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,446.00		
<b>2025 - 1st Half Due</b>	<b>\$1,446.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,446.00</b>	<b>2025 - Total Due</b>	<b>\$2,892.00</b>		
Parcel Details							
Property Address:	7931 SHIPLEY RD, SAGINAW MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	RUNQUIST, CORRI A & JEFFREY 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)	\$50,300	\$340,300	\$390,600	\$0	\$0	-
111	0 - Non Homestead	\$14,300	\$0	\$14,300	\$0	\$0	-
<b>Total:</b>		<b>\$64,600</b>	<b>\$340,300</b>	<b>\$404,900</b>	<b>\$0</b>	<b>\$0</b>	<b>3935</b>



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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 (MODULAR)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2021	2,310	2,310	-	MOD - MODULAR
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	77	2,310	-
DK	0	4	4	16	PIERS AND FOOTINGS
DK	0	8	14	112	PIERS AND FOOTINGS
OP	0	0	0	236	PIERS AND FOOTINGS
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
2.0 BATHS	3 BEDROOMS	-		0	C&AIR_COND, PROPANE

## Improvement 2 Details (PB)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	2020	2,016	2,016	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	36	56	2,016	FLOATING SLAB
OPX	1	6	40	240	FLOATING SLAB

## Improvement 3 Details (SHED 8X10)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2019	\$70,000	233902



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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	\$329,000	\$379,300	\$0	\$0	-
	111	\$14,300	\$0	\$14,300	\$0	\$0	-
	Total	\$64,600	\$329,000	\$393,600	\$0	\$0	3,812.00
2023 Payable 2024	201	\$43,600	\$332,300	\$375,900	\$0	\$0	-
	111	\$12,100	\$0	\$12,100	\$0	\$0	-
	Total	\$55,700	\$332,300	\$388,000	\$0	\$0	3,846.00
2022 Payable 2023	200	\$48,600	\$52,700	\$101,300	\$0	\$0	-
	Total	\$48,600	\$52,700	\$101,300	\$0	\$0	732.00
2021 Payable 2022	200	\$48,600	\$48,100	\$96,700	\$0	\$0	-
	Total	\$48,600	\$48,100	\$96,700	\$0	\$0	682.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,239.00	\$85.00	\$3,324.00	\$55,305	\$329,286	\$384,591	
2023	\$455.00	\$85.00	\$540.00	\$35,108	\$38,069	\$73,177	
2022	\$485.00	\$85.00	\$570.00	\$34,258	\$33,905	\$68,163	

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