



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 4:46:11 PM

General Details							
Parcel ID:		475-0010-01340					
Legal Description Details							
Plat Name:		NEW INDEPENDENCE					
Section	Township	Range	Lot	Block			
9	52	17	-	-			
Description:		NW 1/4 OF NE 1/4					
Taxpayer Details							
Taxpayer Name		CHRISTIANSSEN TYLER					
and Address:		6850 MCARTHUR RD CANYON MN 55717					
Owner Details							
Owner Name		CHRISTIANSSEN TYLER					
Payable 2025 Tax Summary							
2025 - Net Tax		\$1,883.00					
2025 - Special Assessments		\$85.00					
2025 - Total Tax & Special Assessments		\$1,968.00					
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$984.00		2025 - 2nd Half Tax \$984.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$984.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$984.00		
2025 - 1st Half Due \$0.00		2025 - 2nd Half Due \$984.00			2025 - Total Due \$984.00		
Parcel Details							
Property Address:		6850 MCARTHUR RD, CANYON MN					
School District:		2142					
Tax Increment District:		-					
Property/Homesteader:		-					
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
204	0 - Non Homestead	\$50,300	\$208,800	\$259,100	\$0	\$0	-
111	0 - Non Homestead	\$40,300	\$0	\$40,300	\$0	\$0	-
Total:		\$90,600	\$208,800	\$299,400	\$0	\$0	2994



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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: M - MOUND
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	2023	1,196	1,196	-	1S - 1 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	1,196	FLOATING SLAB
OP	1	0	0	96	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	4 BEDROOMS	-	-	C&AC&EXCH, PROPANE	

Improvement 2 Details (28X54 AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2023	1,512	1,512	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	54	1,512	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
03/2023	\$70,000	253528

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	204	\$50,300	\$130,700	\$181,000	\$0	\$0	-
	111	\$40,300	\$0	\$40,300	\$0	\$0	-
	Total	\$90,600	\$130,700	\$221,300	\$0	\$0	2,213.00
2023 Payable 2024	111	\$52,700	\$0	\$52,700	\$0	\$0	-
	Total	\$52,700	\$0	\$52,700	\$0	\$0	527.00
2022 Payable 2023	111	\$50,400	\$0	\$50,400	\$0	\$0	-
	Total	\$50,400	\$0	\$50,400	\$0	\$0	504.00
2021 Payable 2022	111	\$50,400	\$0	\$50,400	\$0	\$0	-
	Total	\$50,400	\$0	\$50,400	\$0	\$0	504.00



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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	\$408.00	\$0.00	\$408.00	\$52,700	\$0	\$52,700
2023	\$420.00	\$0.00	\$420.00	\$50,400	\$0	\$50,400
2022	\$470.00	\$0.00	\$470.00	\$50,400	\$0	\$50,400

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