



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 1:33:35 PM

General Details							
Parcel ID:	475-0010-01370						
Document:	Abstract - 1023817						
Document Date:	07/06/2006						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
9	52	17	-	-			
Description:	NE 1/4 OF NW 1/4						
Taxpayer Details							
Taxpayer Name	PAUNA DANIEL & MELISSA						
and Address:	6828 MCARTHUR RD CANYON MN 55717						
Owner Details							
Owner Name	PAUNA DANIEL						
Owner Name	PAUNA MELISSA						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,377.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$2,462.00			
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$1,231.00	2025 - 2nd Half Tax	\$1,231.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,231.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,231.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,231.00	2025 - Total Due	\$1,231.00		
Parcel Details							
Property Address:	6828 MCARTHUR RD, CANYON MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	PAUNA, DANIEL J & MELISSA J						
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	\$275,100	\$325,400	\$0	\$0	-
111	0 - Non Homestead	\$35,900	\$0	\$35,900	\$0	\$0	-
Total:		\$86,200	\$275,100	\$361,300	\$0	\$0	3440



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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	2007	1,216	1,600	-	SLB - SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	32	704	-
BAS	1.7	16	32	512	-
DK	1	8	16	128	PIERS AND FOOTINGS
DK	1	16	26	416	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.0 BATH	3 BEDROOMS	-		1	CENTRAL, GAS

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	896	1,256	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	11	16	176	FLOATING SLAB
BAS	1.5	24	30	720	-
DKX	1	12	14	168	-

Improvement 3 Details (STONEPATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	2014	120	120	-	STN - STONE
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	12	120	-

Improvement 4 Details (WOODSHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	416	416	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	16	26	416	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2006	\$60,000	172373
11/2001	\$35,000	143464
12/1997	\$17,200	119453



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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	\$266,400	\$316,700	\$0	\$0	-
	111	\$35,900	\$0	\$35,900	\$0	\$0	-
	Total	\$86,200	\$266,400	\$352,600	\$0	\$0	3,346.00
2023 Payable 2024	201	\$43,600	\$243,400	\$287,000	\$0	\$0	-
	111	\$30,200	\$0	\$30,200	\$0	\$0	-
	Total	\$73,800	\$243,400	\$317,200	\$0	\$0	3,058.00
2022 Payable 2023	201	\$36,700	\$235,700	\$272,400	\$0	\$0	-
	111	\$28,900	\$0	\$28,900	\$0	\$0	-
	Total	\$65,600	\$235,700	\$301,300	\$0	\$0	2,886.00
2021 Payable 2022	201	\$36,700	\$215,000	\$251,700	\$0	\$0	-
	111	\$28,900	\$0	\$28,900	\$0	\$0	-
	Total	\$65,600	\$215,000	\$280,600	\$0	\$0	2,660.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,493.00	\$85.00	\$2,578.00	\$72,067	\$233,723	\$305,790	
2023	\$2,511.00	\$85.00	\$2,596.00	\$63,886	\$224,690	\$288,576	
2022	\$2,583.00	\$85.00	\$2,668.00	\$63,473	\$202,540	\$266,013	

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