



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 12:04:26 PM

| General Details | | | | | | | |
|---|-----------------------------------|----------------------------|------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 475-0010-01490 | | | | | | |
| Document: | Abstract - 01178132 | | | | | | |
| Document Date: | 01/09/2012 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | NEW INDEPENDENCE | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 10 | 52 | 17 | - | - | | | |
| Description: | NE 1/4 OF NE 1/4 EX HWY RT OF WAY | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | COONS AGGREGATE SUPPLY CO LLC | | | | | | |
| and Address: | 49361 US 71 | | | | | | |
| | BEMIDJI MN 56601 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | DAMMER MARY G | | | | | | |
| Owner Name | DAMMER WADE A | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$2,930.00 | | | |
| 2025 - Special Assessments | | | | \$240.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$3,170.00 | | | |
| Current Tax Due (as of 12/14/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,585.00 | 2025 - 2nd Half Tax | \$1,585.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$1,585.00 | 2025 - 2nd Half Tax Paid | \$1,585.00 | 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: | 6831 HWY 53, 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 |
| 234 | 0 - Non Homestead | \$65,800 | \$112,500 | \$178,300 | \$0 | \$0 | - |
| Total: | | \$65,800 | \$112,500 | \$178,300 | \$0 | \$0 | 2816 |



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Land Details

Deeded Acres: 33.26
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: -
Gas Code & Desc: -
Sewer Code & Desc: -
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 (SHOP)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| UTILITY | 2022 | 1,920 | 1,920 | - | LT - LT UTILITY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 10 | 12 | 120 | FLOATING SLAB |
| BAS | 1 | 30 | 60 | 1,800 | FLOATING SLAB |

Improvement 2 Details (8X40 CONEX)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 320 | 320 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 40 | 320 | POST ON GROUND |

Improvement 3 Details (SHED)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 96 | 96 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 12 | 96 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|--|------------|
| 02/2017 | \$1,200,000 (This is part of a multi parcel sale.) | 220039 |
| 01/2012 | \$194,900 (This is part of a multi parcel sale.) | 195987 |

Assessment History

| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|----------|-----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 234 | \$65,800 | \$108,800 | \$174,600 | \$0 | \$0 | - |
| | Total | \$65,800 | \$108,800 | \$174,600 | \$0 | \$0 | 2,742.00 |
| 2023 Payable 2024 | 234 | \$56,000 | \$98,700 | \$154,700 | \$0 | \$0 | - |
| | Total | \$56,000 | \$98,700 | \$154,700 | \$0 | \$0 | 2,344.00 |
| 2022 Payable 2023 | 111 | \$38,100 | \$0 | \$38,100 | \$0 | \$0 | - |
| | 234 | \$14,200 | \$0 | \$14,200 | \$0 | \$0 | - |
| | Total | \$52,300 | \$0 | \$52,300 | \$0 | \$0 | 594.00 |
| 2021 Payable 2022 | 111 | \$38,100 | \$0 | \$38,100 | \$0 | \$0 | - |
| | 234 | \$14,200 | \$0 | \$14,200 | \$0 | \$0 | - |



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| 2021 Payable 2022 | Total | \$52,300 | \$0 | \$52,300 | \$0 | \$0 | 594.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$2,484.00 | \$240.00 | \$2,724.00 | \$56,000 | \$98,700 | \$154,700 | |
| 2023 | \$566.00 | \$0.00 | \$566.00 | \$52,300 | \$0 | \$52,300 | |
| 2022 | \$620.00 | \$0.00 | \$620.00 | \$52,300 | \$0 | \$52,300 | |

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