



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 12:04:28 PM

General Details							
Parcel ID:	475-0010-01610						
Document:	Abstract - 01480860						
Document:	Torrens - 1075780.0						
Document Date:	12/06/2023						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
10	52	17	-	-			
Description:	NE 1/4 OF SE 1/4 EX HWY R OF W AND NW 1/4 OF SE 1/4						
Taxpayer Details							
Taxpayer Name	DIRT WORK SPECIALISTS LLC						
and Address:	C/O JAMES DURFEE 6545 STEVENS RD DULUTH MN 55803						
Owner Details							
Owner Name	DIRT WORK SPECIALISTS LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,565.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$1,650.00</b>			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$825.00	2025 - 2nd Half Tax	\$825.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$825.00	2025 - 2nd Half Tax Paid	\$825.00	2025 - 2nd Half Tax Due	\$0.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	6793 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
151	0 - Non Homestead	\$50,300	\$61,500	\$111,800	\$0	\$0	-
111	0 - Non Homestead	\$75,100	\$0	\$75,100	\$0	\$0	-
234	0 - Non Homestead	\$4,000	\$0	\$4,000	\$0	\$0	-
Total:		\$129,400	\$61,500	\$190,900	\$0	\$0	1929



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## Land Details

**Deeded Acres:** 73.14  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	0	576	576	U Quality / 0 Ft <sup>2</sup>	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	BASEMENT
CW	1	10	24	240	POST ON GROUND
DK	1	10	24	240	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	1 BEDROOM	-	-	CENTRAL, GAS	

## Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1984	1,120	1,120	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	40	1,120	FLOATING SLAB

## Improvement 3 Details (SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	280	280	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	20	280	POST ON GROUND
LT	1	8	20	160	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2013	\$313,000	257031
12/2013	\$313,000	204323
12/2013	\$313,000	204480
05/1992	\$60,000	86273



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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	151	\$50,300	\$59,500	\$109,800	\$0	\$0	-
	111	\$75,100	\$0	\$75,100	\$0	\$0	-
	234	\$4,000	\$0	\$4,000	\$0	\$0	-
	Total	\$129,400	\$59,500	\$188,900	\$0	\$0	1,909.00
2023 Payable 2024	151	\$43,600	\$54,000	\$97,600	\$0	\$0	-
	111	\$63,200	\$0	\$63,200	\$0	\$0	-
	234	\$4,000	\$0	\$4,000	\$0	\$0	-
	Total	\$110,800	\$54,000	\$164,800	\$0	\$0	1,668.00
2022 Payable 2023	151	\$36,700	\$71,700	\$108,400	\$0	\$0	-
	111	\$60,400	\$0	\$60,400	\$0	\$0	-
	234	\$4,000	\$0	\$4,000	\$0	\$0	-
	Total	\$101,100	\$71,700	\$172,800	\$0	\$0	1,748.00
2021 Payable 2022	151	\$36,700	\$65,400	\$102,100	\$0	\$0	-
	111	\$60,400	\$0	\$60,400	\$0	\$0	-
	234	\$4,000	\$0	\$4,000	\$0	\$0	-
	Total	\$101,100	\$65,400	\$166,500	\$0	\$0	1,685.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,415.00	\$85.00	\$1,500.00	\$110,800	\$54,000	\$164,800	
2023	\$1,617.00	\$85.00	\$1,702.00	\$101,100	\$71,700	\$172,800	
2022	\$1,739.00	\$85.00	\$1,824.00	\$101,100	\$65,400	\$166,500	

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