



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 2:03:31 PM

| General Details | | | | | | | |
|---|--|---|-------------|--------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | | 475-0010-02190 | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | | NEW INDEPENDENCE | | | | | |
| Section | | Township | | Range | | Lot | |
| 14 | | 52 | | 17 | | - | |
| Block | | - | | | | | |
| Description: | | SW 1/4 OF NW 1/4 EX 2 27/100 AC FOR HWY | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | | KULLHEM TIMOTHY R | | | | | |
| and Address: | | 6608 HWY 53 | | | | | |
| | | CULVER MN 55779 | | | | | |
| Owner Details | | | | | | | |
| Owner Name | | KULLHEM TIMOTHY ROBERT | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$547.00 | | | |
| 2025 - Special Assessments | | | | \$85.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$632.00 | | | |
| Current Tax Due (as of 5/13/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | | \$316.00 | | 2025 - 2nd Half Tax | | \$316.00 | |
| 2025 - 1st Half Tax Due | | \$0.00 | | 2025 - 1st Half Tax Paid | | \$316.00 | |
| 2025 - 1st Half Tax Paid | | \$316.00 | | 2025 - 2nd Half Tax Due | | \$0.00 | |
| 2025 - 1st Half Due | | \$0.00 | | 2025 - 2nd Half Due | | \$0.00 | |
| 2025 - 2nd Half Tax | | \$316.00 | | 2025 - 2nd Half Tax Paid | | \$316.00 | |
| 2025 - 2nd Half Tax Due | | \$0.00 | | 2025 - 2nd Half Tax Due | | \$0.00 | |
| 2025 - 2nd Half Due | | \$0.00 | | 2025 - Total Due | | \$0.00 | |
| Parcel Details | | | | | | | |
| Property Address: | | 6608 HWY 53, SAGINAW MN | | | | | |
| School District: | | 2142 | | | | | |
| Tax Increment District: | | - | | | | | |
| Property/Homesteader: | | KULLHEM, TIMOTHY | | | | | |
| 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 | \$86,700 | \$137,000 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$22,100 | \$0 | \$22,100 | \$0 | \$0 | - |
| Total: | | \$72,400 | \$86,700 | \$159,100 | \$0 | \$0 | 1249 |



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Land Details

Deeded Acres: 37.73
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 | 0 | 1,100 | 1,100 | - | RAM - RAMBL/RNCH |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 10 | 10 | 100 | POST ON GROUND |
| BAS | 1 | 25 | 40 | 1,000 | SHALLOW FOUNDATION |
| CW | 1 | 10 | 14 | 140 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.0 BATH | 2 BEDROOMS | - | 0 | CENTRAL, FUEL OIL | |

Improvement 2 Details (30X45 PB)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING | 0 | 1,350 | 1,350 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 30 | 45 | 1,350 | FLOATING SLAB |

Improvement 3 Details (8X12 ST)

| 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 | FLOATING SLAB |

Improvement 4 Details (10X10 ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 100 | 100 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 10 | 10 | 100 | POST ON GROUND |

Improvement 5 Details (8X12 ST)

| 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 |

Improvement 6 Details (12X40 HOOP)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 480 | 480 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 12 | 40 | 480 | POST ON GROUND |



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| Improvement 7 Details (10X20 HOOP) | | | | | | |
|------------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| STORAGE BUILDING | 0 | 200 | 200 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | |
| BAS | 1 | 10 | 20 | 200 | POST ON GROUND | |

| Improvement 8 Details (ULTT@RIVER) | | | | | | |
|------------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| | 0 | 144 | 144 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | |
| BAS | 0 | 8 | 18 | 144 | - | |

| Sales Reported to the St. Louis County Auditor | | |
|--|----------------|------------|
| Sale Date | Purchase Price | CRV Number |
| 01/1983 | \$0 | 91922 |

| 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 | \$83,800 | \$134,100 | \$0 | \$0 | - |
| | 111 | \$22,100 | \$0 | \$22,100 | \$0 | \$0 | - |
| | Total | \$72,400 | \$83,800 | \$156,200 | \$0 | \$0 | 1,217.00 |
| 2023 Payable 2024 | 201 | \$43,600 | \$76,000 | \$119,600 | \$0 | \$0 | - |
| | 111 | \$18,600 | \$0 | \$18,600 | \$0 | \$0 | - |
| | Total | \$62,200 | \$76,000 | \$138,200 | \$0 | \$0 | 1,117.00 |
| 2022 Payable 2023 | 201 | \$36,700 | \$73,000 | \$109,700 | \$0 | \$0 | - |
| | 111 | \$17,800 | \$0 | \$17,800 | \$0 | \$0 | - |
| | Total | \$54,500 | \$73,000 | \$127,500 | \$0 | \$0 | 1,001.00 |
| 2021 Payable 2022 | 201 | \$36,700 | \$66,600 | \$103,300 | \$0 | \$0 | - |
| | 111 | \$17,800 | \$0 | \$17,800 | \$0 | \$0 | - |
| | Total | \$54,500 | \$66,600 | \$121,100 | \$0 | \$0 | 932.00 |

| Tax Detail History | | | | | | |
|--------------------|----------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024 | \$737.00 | \$85.00 | \$822.00 | \$52,548 | \$59,176 | \$111,724 |
| 2023 | \$691.00 | \$85.00 | \$776.00 | \$45,344 | \$54,789 | \$100,133 |
| 2022 | \$729.00 | \$85.00 | \$814.00 | \$44,573 | \$48,584 | \$93,157 |



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