



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 11:48:56 AM

General Details							
Parcel ID:	475-0010-02345						
Document:	Torrens - 924621.0						
Document Date:	12/04/2012						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
15	52	17	-	-			
Description:	N 330 FT OF E1/2 OF N1/2 OF S1/2 OF NE1/4 EX HWY R/W						
Taxpayer Details							
Taxpayer Name	WATKINS JENNIFER						
and Address:	6654 WATKINS RD						
	CULVER MN 55779						
Owner Details							
Owner Name	LARSON JENNIFER L						
Owner Name	WATKINS TREVOR S						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,655.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$1,740.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$870.00	2025 - 2nd Half Tax	\$870.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$870.00	2025 - 2nd Half Tax Paid	\$870.00	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:	6654 WATKINS RD, SAGINAW MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	WATKINS, JENNIFER L						
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	2 - Owner/Relative Homestead (100.00% total)	\$45,100	\$231,400	\$276,500	\$0	\$0	-
Total:		\$45,100	\$231,400	\$276,500	\$0	\$0	2548



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Land Details

Deeded Acres: 8.34
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	768	1,536	ECO Quality / 680 Ft ²	2S - 2 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	2	24	32	768	BASEMENT
DK	1	10	22	220	POST ON GROUND
OP	0	3	4	12	POST ON GROUND
SP	1	12	16	192	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	4 BEDROOMS	-		-	CENTRAL, GAS

Improvement 2 Details (24X32 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	768	768	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	32	768	FLOATING SLAB

Improvement 3 Details (28X48 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1996	1,344	1,344	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	48	1,344	FLOATING SLAB

Improvement 4 Details (12X20 BARN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	16	192	POST ON GROUND

Improvement 5 Details (14X14 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	196	196	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	14	196	POST ON GROUND



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Improvement 6 Details (CONTAINER)							
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	0	8	40	320	POST ON GROUND		
Sales Reported to the St. Louis County Auditor							
No Sales information reported.							
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	\$45,100	\$223,800	\$268,900	\$0	\$0	-
	Total	\$45,100	\$223,800	\$268,900	\$0	\$0	2,466.00
2023 Payable 2024	201	\$39,200	\$203,000	\$242,200	\$0	\$0	-
	Total	\$39,200	\$203,000	\$242,200	\$0	\$0	2,345.00
2022 Payable 2023	201	\$32,500	\$213,300	\$245,800	\$0	\$0	-
	Total	\$32,500	\$213,300	\$245,800	\$0	\$0	2,306.00
2021 Payable 2022	201	\$32,500	\$194,500	\$227,000	\$0	\$0	-
	Total	\$32,500	\$194,500	\$227,000	\$0	\$0	2,102.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,023.00	\$85.00	\$2,108.00	\$37,950	\$196,529	\$234,479	
2023	\$1,987.00	\$85.00	\$2,072.00	\$30,501	\$200,181	\$230,682	
2022	\$2,021.00	\$85.00	\$2,106.00	\$30,093	\$180,097	\$210,190	

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