



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 11:43:15 AM

General Details							
Parcel ID:	475-0010-02835						
Document:	Torrens - 730/239						
Document Date:	12/30/1996						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
18	52	17	-	-			
Description:	E1/2 OF NE1/4 OF NW1/4						
Taxpayer Details							
Taxpayer Name	FARRELL MICHAEL H						
and Address:	8216 SHIPLEY RD CULVER MN 55779						
Owner Details							
Owner Name	FARRELL MICHAEL H						
Payable 2025 Tax Summary							
2025 - Net Tax				\$835.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$920.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$460.00	2025 - 2nd Half Tax	\$460.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$460.00	2025 - 2nd Half Tax Paid	\$460.00	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:	8216 SHIPLEY RD, SAGINAW MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	FARRELL, MICHAEL H & MARY C						
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	\$130,700	\$181,000	\$0	\$0	-
111	0 - Non Homestead	\$6,600	\$0	\$6,600	\$0	\$0	-
Total:		\$56,900	\$130,700	\$187,600	\$0	\$0	1573



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Land Details

Deeded Acres:	20.00
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	1977	1,152	1,152	OLD Quality / 550 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	48	1,152	BASEMENT WITH EXTERIOR ENTRANCE
DK	1	6	8	48	POST ON GROUND
DK	1	12	12	144	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	3 BEDROOMS	-	1	CENTRAL, FUEL OIL	

Improvement 2 Details (PB GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	1,196	1,196	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	26	46	1,196	POST ON GROUND
LT	0	12	24	288	POST ON GROUND

Improvement 3 Details (16X24 LT/G)

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	8	12	96	POST ON GROUND
BAS	1	16	24	384	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/1996	\$92,000	114422
08/1995	\$80,000	106135



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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	\$126,600	\$176,900	\$0	\$0	-
	111	\$6,600	\$0	\$6,600	\$0	\$0	-
	Total	\$56,900	\$126,600	\$183,500	\$0	\$0	1,529.00
2023 Payable 2024	201	\$43,600	\$114,700	\$158,300	\$0	\$0	-
	111	\$5,500	\$0	\$5,500	\$0	\$0	-
	Total	\$49,100	\$114,700	\$163,800	\$0	\$0	1,408.00
2022 Payable 2023	201	\$36,700	\$122,600	\$159,300	\$0	\$0	-
	111	\$5,200	\$0	\$5,200	\$0	\$0	-
	Total	\$41,900	\$122,600	\$164,500	\$0	\$0	1,416.00
2021 Payable 2022	201	\$36,700	\$112,000	\$148,700	\$0	\$0	-
	111	\$5,200	\$0	\$5,200	\$0	\$0	-
	Total	\$41,900	\$112,000	\$153,900	\$0	\$0	1,300.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,021.00	\$85.00	\$1,106.00	\$42,767	\$98,040	\$140,807	
2023	\$1,113.00	\$85.00	\$1,198.00	\$36,624	\$104,973	\$141,597	
2022	\$1,145.00	\$85.00	\$1,230.00	\$36,012	\$94,031	\$130,043	

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