



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 8:48:14 PM

General Details							
Parcel ID:	475-0010-03245						
Document:	Abstract - 1266414						
Document Date:	07/21/2015						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
20	52	17	-	-			
Description:	W 1560 FT OF S 450 FT OF LOT 3 EX STARTING AT A PT 1220 FT E OF SW COR OF LOT 3; THENCE E 340 FT; THENCE N 450 FT; THENCE SW 564 FT TO PT OF BEG & EX ELY 837 FT OF WLY 1560 FT OF NLY 200 FT OF SLY 450 FT & EX WLY 723 FT OF NLY 50 FT OF SLY 450 FT & EX WLY 50 FT OF ELY 887 FT OF WLY 1560 FT OF SLY 100 FT OF NLY 200 FT OF SLY 450 FT & EX WLY 723 FT OF SLY 50 FT OF NLY 100 FT OF SLY 450 FT						
Taxpayer Details							
Taxpayer Name and Address:	WARK TIMOTHY J & HAFDAHL SHANNON M 6300 N SCHELIN RD CULVER MN 55779						
Owner Details							
Owner Name	HAFDAHL SHANNON M						
Owner Name	WARK TIMOTHY J						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,141.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$1,226.00			
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$613.00		2025 - 2nd Half Tax \$613.00			2025 - 1st Half Tax Due \$613.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$613.00		
2025 - 1st Half Due \$613.00		2025 - 2nd Half Due \$613.00			2025 - Total Due \$1,226.00		
Parcel Details							
Property Address:	6300 N SCHELIN RD, SAGINAW MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	WARK, TIMOTHY J & HAFDAHL, SHANNON						
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)	\$39,400	\$195,800	\$235,200	\$0	\$0	-
Total:		\$39,400	\$195,800	\$235,200	\$0	\$0	2098



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Land Details

Deeded Acres: 14.45
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.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1970	1,060	1,222	U Quality / 0 Ft ²	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	10	60	BASEMENT
BAS	1	16	22	352	POST ON GROUND
BAS	1.2	24	27	648	BASEMENT WITH EXTERIOR ENTRANCE
CW	1	12	14	168	BASEMENT WITH EXTERIOR ENTRANCE
DK	0	5	5	25	POST ON GROUND
DK	0	6	10	60	POST ON GROUND
DK	0	14	16	224	POST ON GROUND
DK	1	8	8	64	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	3 BEDROOMS	-	0	C&AIR_COND, GAS	

Improvement 2 Details (22X28 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	616	616	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	28	616	FLOATING SLAB
LT	1	4	7	28	POST ON GROUND
LT	1	7	8	56	POST ON GROUND

Improvement 3 Details (SHED 16X26)

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	16	20	320	SHALLOW FOUNDATION
LT	0	8	16	128	POST ON GROUND

Improvement 4 Details (SHED 8X12)

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



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Improvement 5 Details (WHITE 4X8)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	32	32	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	8	32	POST ON GROUND

Improvement 6 Details (NEAR LAKE)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	48	48	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	8	48	POST ON GROUND

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
07/2015	\$145,000	211774
01/1983	\$0	82120

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	\$38,000	\$176,500	\$214,500	\$0	\$0	-
	Total	\$38,000	\$176,500	\$214,500	\$0	\$0	1,873.00
2023 Payable 2024	201	\$38,000	\$176,500	\$214,500	\$0	\$0	-
	Total	\$38,000	\$176,500	\$214,500	\$0	\$0	1,966.00
2022 Payable 2023	201	\$50,600	\$95,500	\$146,100	\$0	\$0	-
	Total	\$50,600	\$95,500	\$146,100	\$0	\$0	1,220.00
2021 Payable 2022	201	\$50,600	\$86,400	\$137,000	\$0	\$0	-
	Total	\$50,600	\$86,400	\$137,000	\$0	\$0	1,121.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,539.00	\$85.00	\$1,624.00	\$34,823	\$161,742	\$196,565
2023	\$929.00	\$85.00	\$1,014.00	\$42,256	\$79,753	\$122,009
2022	\$959.00	\$85.00	\$1,044.00	\$41,400	\$70,690	\$112,090

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