



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/15/2025 6:56:04 AM

General Details							
Parcel ID:	475-0010-04155						
Document:	Torrens - 1075521.0						
Document Date:	07/11/2023						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
26	52	17	-	-			
Description:	E1/2 OF E1/2 OF SW1/4 OF NW1/4						
Taxpayer Details							
Taxpayer Name	KLASSEN KANDI						
and Address:	7455 SWAN LAKE RD SAGINAW MN 55779						
Owner Details							
Owner Name	KLASSEN KANDI						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,101.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$2,186.00</b>			
Current Tax Due (as of 5/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,093.00	2025 - 2nd Half Tax	\$1,093.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,093.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,093.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,093.00</b>	<b>2025 - Total Due</b>	<b>\$1,093.00</b>		
Parcel Details							
Property Address:	7455 SWAN LAKE RD, SAGINAW 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
204	0 - Non Homestead	\$49,600	\$197,400	\$247,000	\$0	\$0	-
Total:		\$49,600	\$197,400	\$247,000	\$0	\$0	2470



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## Land Details

**Deeded Acres:** 10.00  
**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](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	704	1,408	U Quality / 0 Ft <sup>2</sup>	2S - 2 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	2	0	0	702	BASEMENT
BAS	2	1	2	2	CANTILEVER
CN	1	8	9	72	POST ON GROUND
DK	1	6	6	36	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.0 BATH	3 BEDROOMS	-		0	C&AC&EXCH, PROPANE

## Improvement 2 Details (22X24 DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	0	528	528	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	24	528	FLOATING SLAB

## Improvement 3 Details (28X36 DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2003	1,008	1,008	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	36	1,008	FLOATING SLAB

## Improvement 4 Details (10X16 ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1997	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	16	160	POST ON GROUND

## Improvement 5 Details (10X10 PAT)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	0	100	100	-	B - BRICK
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	10	100	-

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2023	\$360,000	255420



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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	204	\$49,600	\$190,900	\$240,500	\$0	\$0	-
	Total	\$49,600	\$190,900	\$240,500	\$0	\$0	2,405.00
2023 Payable 2024	201	\$43,100	\$173,100	\$216,200	\$0	\$0	-
	Total	\$43,100	\$173,100	\$216,200	\$0	\$0	1,984.00
2022 Payable 2023	201	\$36,200	\$178,300	\$214,500	\$0	\$0	-
	Total	\$36,200	\$178,300	\$214,500	\$0	\$0	1,966.00
2021 Payable 2022	201	\$36,200	\$162,700	\$198,900	\$0	\$0	-
	Total	\$36,200	\$162,700	\$198,900	\$0	\$0	1,796.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,555.00	\$85.00	\$1,640.00	\$39,555	\$158,863	\$198,418	
2023	\$1,657.00	\$85.00	\$1,742.00	\$33,173	\$163,392	\$196,565	
2022	\$1,691.00	\$85.00	\$1,776.00	\$32,680	\$146,881	\$179,561	

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