



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:28:57 AM

| General Details                                   |                                       |                                   |                 |              |                                |                 |                     |
|---------------------------------------------------|---------------------------------------|-----------------------------------|-----------------|--------------|--------------------------------|-----------------|---------------------|
| Parcel ID:                                        | 475-0010-04620                        |                                   |                 |              |                                |                 |                     |
| Document:                                         | Abstract - 01244448                   |                                   |                 |              |                                |                 |                     |
| Document Date:                                    | 08/06/2014                            |                                   |                 |              |                                |                 |                     |
| Legal Description Details                         |                                       |                                   |                 |              |                                |                 |                     |
| Plat Name:                                        | NEW INDEPENDENCE                      |                                   |                 |              |                                |                 |                     |
| Section                                           | Township                              | Range                             | Lot             | Block        |                                |                 |                     |
| 28                                                | 52                                    | 17                                | -               | -            |                                |                 |                     |
| Description:                                      | SE 1/4 OF SW 1/4                      |                                   |                 |              |                                |                 |                     |
| Taxpayer Details                                  |                                       |                                   |                 |              |                                |                 |                     |
| Taxpayer Name                                     | PETERSON ARLAN                        |                                   |                 |              |                                |                 |                     |
| and Address:                                      | 2136 VERMILLION RD<br>DULUTH MN 55803 |                                   |                 |              |                                |                 |                     |
| Owner Details                                     |                                       |                                   |                 |              |                                |                 |                     |
| Owner Name                                        | NIENABER AARON                        |                                   |                 |              |                                |                 |                     |
| Owner Name                                        | NIENABER KENT                         |                                   |                 |              |                                |                 |                     |
| Owner Name                                        | PETERSON ARLAN                        |                                   |                 |              |                                |                 |                     |
| Payable 2025 Tax Summary                          |                                       |                                   |                 |              |                                |                 |                     |
| 2025 - Net Tax                                    |                                       |                                   | \$348.00        |              |                                |                 |                     |
| 2025 - Special Assessments                        |                                       |                                   | \$0.00          |              |                                |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                       |                                   | <b>\$348.00</b> |              |                                |                 |                     |
| Current Tax Due (as of 12/13/2025)                |                                       |                                   |                 |              |                                |                 |                     |
| Due May 15                                        |                                       | Due October 15                    |                 |              | Total Due                      |                 |                     |
| 2025 - 1st Half Tax \$174.00                      |                                       | 2025 - 2nd Half Tax \$174.00      |                 |              | 2025 - 1st Half Tax Due \$0.00 |                 |                     |
| 2025 - 1st Half Tax Paid \$174.00                 |                                       | 2025 - 2nd Half Tax Paid \$174.00 |                 |              | 2025 - 2nd Half Tax Due \$0.00 |                 |                     |
| <b>2025 - 1st Half Due \$0.00</b>                 |                                       | <b>2025 - 2nd Half Due \$0.00</b> |                 |              | <b>2025 - Total Due \$0.00</b> |                 |                     |
| Parcel Details                                    |                                       |                                   |                 |              |                                |                 |                     |
| Property Address:                                 | -                                     |                                   |                 |              |                                |                 |                     |
| School District:                                  | 2142                                  |                                   |                 |              |                                |                 |                     |
| Tax Increment District:                           | -                                     |                                   |                 |              |                                |                 |                     |
| Property/Homesteader:                             | -                                     |                                   |                 |              |                                |                 |                     |
| Assessment Details (2025 Payable 2026)            |                                       |                                   |                 |              |                                |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status                   | Land<br>EMV                       | Bldg<br>EMV     | Total<br>EMV | Def Land<br>EMV                | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 111                                               | 0 - Non Homestead                     | \$46,500                          | \$0             | \$46,500     | \$0                            | \$0             | -                   |
| Total:                                            |                                       | \$46,500                          | \$0             | \$46,500     | \$0                            | \$0             | 465                 |



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| Land Details                                                                                                                                                                                                                                                                                                                                                                                         |                        |                                                 |                                 |                 |                     |                  |                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------------------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres:                                                                                                                                                                                                                                                                                                                                                                                        | 40.00                  |                                                 |                                 |                 |                     |                  |                  |
| Waterfront:                                                                                                                                                                                                                                                                                                                                                                                          | -                      |                                                 |                                 |                 |                     |                  |                  |
| Water Front Feet:                                                                                                                                                                                                                                                                                                                                                                                    | 0.00                   |                                                 |                                 |                 |                     |                  |                  |
| Water Code & Desc:                                                                                                                                                                                                                                                                                                                                                                                   | -                      |                                                 |                                 |                 |                     |                  |                  |
| Gas Code & Desc:                                                                                                                                                                                                                                                                                                                                                                                     | -                      |                                                 |                                 |                 |                     |                  |                  |
| Sewer Code & Desc:                                                                                                                                                                                                                                                                                                                                                                                   | -                      |                                                 |                                 |                 |                     |                  |                  |
| 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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                        |                                                 |                                 |                 |                     |                  |                  |
| Sales Reported to the St. Louis County Auditor                                                                                                                                                                                                                                                                                                                                                       |                        |                                                 |                                 |                 |                     |                  |                  |
| Sale Date                                                                                                                                                                                                                                                                                                                                                                                            |                        | Purchase Price                                  |                                 |                 | CRV Number          |                  |                  |
| 08/2014                                                                                                                                                                                                                                                                                                                                                                                              |                        | \$50,000 (This is part of a multi parcel sale.) |                                 |                 | 207136              |                  |                  |
| Assessment History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                                                 |                                 |                 |                     |                  |                  |
| Year                                                                                                                                                                                                                                                                                                                                                                                                 | Class Code<br>(Legend) | Land EMV                                        | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$46,500                                        | \$0                             | \$46,500        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$46,500                                        | \$0                             | \$46,500        | \$0                 | \$0              | 465.00           |
| 2023 Payable 2024                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$39,100                                        | \$0                             | \$39,100        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$39,100                                        | \$0                             | \$39,100        | \$0                 | \$0              | 391.00           |
| 2022 Payable 2023                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$37,400                                        | \$0                             | \$37,400        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$37,400                                        | \$0                             | \$37,400        | \$0                 | \$0              | 374.00           |
| 2021 Payable 2022                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$37,400                                        | \$0                             | \$37,400        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$37,400                                        | \$0                             | \$37,400        | \$0                 | \$0              | 374.00           |
| Tax Detail History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                                                 |                                 |                 |                     |                  |                  |
| Tax Year                                                                                                                                                                                                                                                                                                                                                                                             | Tax                    | Special Assessments                             | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024                                                                                                                                                                                                                                                                                                                                                                                                 | \$302.00               | \$0.00                                          | \$302.00                        | \$39,100        | \$0                 | \$39,100         |                  |
| 2023                                                                                                                                                                                                                                                                                                                                                                                                 | \$312.00               | \$0.00                                          | \$312.00                        | \$37,400        | \$0                 | \$37,400         |                  |
| 2022                                                                                                                                                                                                                                                                                                                                                                                                 | \$348.00               | \$0.00                                          | \$348.00                        | \$37,400        | \$0                 | \$37,400         |                  |

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