



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/15/2025 3:46:20 PM

| General Details | | | | | | | |
|---|-------------------|---|-----------|-------------------|------------------------------------|--------------|------------------|
| Parcel ID: | | 475-0010-04742 | | | | | |
| Document: | | Torrens - 847178 | | | | | |
| Document Date: | | 11/26/2007 | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | | NEW INDEPENDENCE | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 29 | 52 | 17 | - | - | | | |
| Description: | | PART OF LOT 4 COMM AT NW COR OF SEC 29 THENCE ON AN ASSUMED BEARING S00DEG13'48"E 1318.04FT ALONG W LINE OF NW1/4 TO NW COR OF SW1/4 OF NW1/4 THENCE N86DEG48'12"E ALONG N LINE 2249 FT THENCE S03DEG11'48"E 227.50 FT THENCE S47DEG41'48"E 307 FT THENCE S86DEG48'12"W PARALLEL TO N LINE OF LOT 4 193 FT TO PT OF BEG THENCE S03DEG11'48"E 97.43 FT THENCE N90DEG00'00"E 254.64 FT THENCE N90DEG00'00"E 8 FT MORE OR LESS TO SHORELINE OF LAKE SCHELIN THENCE NLY ALONG SAID SHORELINE TO INTERSECTION OF A LINE BEARING N86DEG48'12"E FROM PT OF BEG THENCE S86DEG48'12"W 276 FT MORE OR LESS TO PT OF BEG | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name and Address: | | JOHNSON RYAN C ETAL 16 PLEASANT VIEW TRAIL NORTH MANKATO MN 56003 | | | | | |
| Owner Details | | | | | | | |
| Owner Name | | COLLINS ALVIN E | | | | | |
| Owner Name | | COLLINS COURTNEY J | | | | | |
| Owner Name | | JOHNSON RYAN C | | | | | |
| Owner Name | | PODRATZ ANDREW J | | | | | |
| Owner Name | | PODRATZ WYNN S | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$1,193.00 | | | |
| 2025 - Special Assessments | | | | \$85.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$1,278.00 | | | |
| Current Tax Due (as of 5/14/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax \$639.00 | | 2025 - 2nd Half Tax \$639.00 | | | 2025 - 1st Half Tax Due \$639.00 | | |
| 2025 - 1st Half Tax Paid \$0.00 | | 2025 - 2nd Half Tax Paid \$0.00 | | | 2025 - 2nd Half Tax Due \$639.00 | | |
| 2025 - 1st Half Due \$639.00 | | 2025 - 2nd Half Due \$639.00 | | | 2025 - Total Due \$1,278.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | | 6262 LAKE DR, 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 |
| 151 | 0 - Non Homestead | \$44,700 | \$105,300 | \$150,000 | \$0 | \$0 | - |
| Total: | | \$44,700 | \$105,300 | \$150,000 | \$0 | \$0 | 1500 |



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Land Details

Deeded Acres: 0.59
Waterfront: SCHELINS
Water Front Feet: 120.00
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 | 1967 | 1,212 | 1,212 | - | CAB - CABIN |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 0 | 0 | 300 | POST ON GROUND |
| BAS | 1 | 24 | 38 | 912 | POST ON GROUND |
| DK | 1 | 4 | 14 | 56 | POST ON GROUND |
| DK | 1 | 8 | 24 | 192 | POST ON GROUND |
| OP | 1 | 5 | 9 | 45 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 1.25 BATHS | 2 BEDROOMS | - | | 0 | STOVE/SPCE, GAS |

Improvement 2 Details (DET GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 0 | 480 | 480 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 16 | 24 | 384 | FLOATING SLAB |
| WIG | 0 | 8 | 12 | 96 | POST ON GROUND |

Improvement 3 Details (SHED 8X10)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 80 | 80 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 10 | 80 | POST ON GROUND |

Improvement 4 Details (SHED 8X8)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 64 | 64 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 8 | 64 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

No Sales information reported.



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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 | 151 | \$43,100 | \$94,900 | \$138,000 | \$0 | \$0 | - |
| | Total | \$43,100 | \$94,900 | \$138,000 | \$0 | \$0 | 1,380.00 |
| 2023 Payable 2024 | 151 | \$43,100 | \$94,900 | \$138,000 | \$0 | \$0 | - |
| | Total | \$43,100 | \$94,900 | \$138,000 | \$0 | \$0 | 1,380.00 |
| 2022 Payable 2023 | 151 | \$48,000 | \$98,200 | \$146,200 | \$0 | \$0 | - |
| | Total | \$48,000 | \$98,200 | \$146,200 | \$0 | \$0 | 1,462.00 |
| 2021 Payable 2022 | 151 | \$48,000 | \$88,800 | \$136,800 | \$0 | \$0 | - |
| | Total | \$48,000 | \$88,800 | \$136,800 | \$0 | \$0 | 1,368.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$1,241.00 | \$85.00 | \$1,326.00 | \$43,100 | \$94,900 | \$138,000 | |
| 2023 | \$1,427.00 | \$85.00 | \$1,512.00 | \$48,000 | \$98,200 | \$146,200 | |
| 2022 | \$1,501.00 | \$85.00 | \$1,586.00 | \$48,000 | \$88,800 | \$136,800 | |

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