



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/15/2025 9:51:07 AM

General Details							
Parcel ID:	475-0010-04870						
Document:	Abstract - 1299845						
Document Date:	11/30/2016						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
30	52	17	-	-			
Description:	ELY 660 FT OF LOT 1 LYING S OF SWAN LAKE ROAD EX SLY 476.52 FT						
Taxpayer Details							
Taxpayer Name	KOSANOVICH CHURELL OR THOMAS						
and Address:	8248 SWAN LAKE RD ALBORN MN 55702						
Owner Details							
Owner Name	KOSANOVICH CHURELL C						
Owner Name	KOSANOVICH THOMAS G						
Payable 2025 Tax Summary							
2025 - Net Tax			\$983.00				
2025 - Special Assessments			\$85.00				
2025 - Total Tax & Special Assessments			\$1,068.00				
Current Tax Due (as of 5/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$534.00	2025 - 2nd Half Tax	\$534.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$534.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$534.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$534.00	2025 - Total Due	\$534.00		
Parcel Details							
Property Address:	8248 SWAN LAKE RD, SAGINAW MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	KOSANOVICH, THOMAS G & CHURELL 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)	\$47,000	\$155,700	\$202,700	\$0	\$0	-
Total:		\$47,000	\$155,700	\$202,700	\$0	\$0	1744



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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.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1976	1,120	1,120	AVG Quality / 560 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	40	1,120	BASEMENT
CW	1	8	13	104	PIERS AND FOOTINGS
DK	1	6	8	48	POST ON GROUND
DK	1	12	14	168	POST ON GROUND
OP	1	6	8	48	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.25 BATHS	-	-		1	CENTRAL, 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	1,274	1,274	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	49	1,274	POST ON GROUND

Improvement 3 Details (PAVR PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	80	80	-	B - BRICK
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	8	80	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2016	\$173,000	219010
11/2012	\$167,000	199753
04/2005	\$100,000	168086



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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	\$47,000	\$150,800	\$197,800	\$0	\$0	-
	Total	\$47,000	\$150,800	\$197,800	\$0	\$0	1,691.00
2023 Payable 2024	201	\$40,900	\$136,700	\$177,600	\$0	\$0	-
	Total	\$40,900	\$136,700	\$177,600	\$0	\$0	1,563.00
2022 Payable 2023	201	\$34,000	\$147,100	\$181,100	\$0	\$0	-
	Total	\$34,000	\$147,100	\$181,100	\$0	\$0	1,602.00
2021 Payable 2022	201	\$34,000	\$134,100	\$168,100	\$0	\$0	-
	Total	\$34,000	\$134,100	\$168,100	\$0	\$0	1,460.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,169.00	\$85.00	\$1,254.00	\$36,005	\$120,339	\$156,344	
2023	\$1,301.00	\$85.00	\$1,386.00	\$30,069	\$130,090	\$160,159	
2022	\$1,327.00	\$85.00	\$1,412.00	\$29,528	\$116,461	\$145,989	

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