



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/15/2025 7:55:20 AM

General Details							
Parcel ID:	475-0010-05082						
Document:	Torrens - 1083430.0						
Document Date:	09/16/2024						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
31	52	17	-	-			
Description:	G.L.4 EX S1/2 OF S1/2						
Taxpayer Details							
Taxpayer Name	LABRANT MARC & ERIN						
and Address:	5920 HIGHWAY 7						
	SAGINAW MN 55779						
Owner Details							
Owner Name	LABRANT ERIN						
Owner Name	LABRANT MARC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,383.00			
2025 - Special Assessments				\$85.00			
2025 - Total Tax & Special Assessments				\$3,468.00			
Current Tax Due (as of 5/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,734.00	2025 - 2nd Half Tax	\$1,734.00		2025 - 1st Half Tax Due	\$0.00	
2025 - 1st Half Tax Paid	\$1,734.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$1,734.00	
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,734.00		2025 - Total Due	\$1,734.00	
Parcel Details							
Property Address:	5920 HWY 7, 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	\$50,300	\$411,800	\$462,100	\$0	\$0	-
111	0 - Non Homestead	\$21,500	\$0	\$21,500	\$0	\$0	-
Total:		\$71,800	\$411,800	\$483,600	\$0	\$0	4836



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Land Details

Deeded Acres: 28.18
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	1993	1,748	1,748	AVG Quality / 1748 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	1,748	WALKOUT BASEMENT
DK	1	0	0	268	POST ON GROUND
OP	1	0	0	288	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	4 BEDROOMS	-	2	C&AIR_EXCH, GAS	

Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1993	624	624	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	26	624	FOUNDATION

Improvement 3 Details (POLE BLDG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	1994	2,592	2,592	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	36	72	2,592	FLOATING SLAB

Improvement 4 Details (STORAGE 2)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	100	100	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	10	100	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2024	\$510,000	260313
10/2005	\$410,000	167924
03/2000	\$209,900	133078



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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	\$50,300	\$384,300	\$434,600	\$0	\$0	-
	111	\$21,500	\$0	\$21,500	\$0	\$0	-
	Total	\$71,800	\$384,300	\$456,100	\$0	\$0	4,487.00
2023 Payable 2024	201	\$43,600	\$349,300	\$392,900	\$0	\$0	-
	111	\$18,100	\$0	\$18,100	\$0	\$0	-
	Total	\$61,700	\$349,300	\$411,000	\$0	\$0	4,091.00
2022 Payable 2023	201	\$36,700	\$358,800	\$395,500	\$0	\$0	-
	111	\$17,300	\$0	\$17,300	\$0	\$0	-
	Total	\$54,000	\$358,800	\$412,800	\$0	\$0	4,112.00
2021 Payable 2022	201	\$36,700	\$328,000	\$364,700	\$0	\$0	-
	111	\$17,300	\$0	\$17,300	\$0	\$0	-
	Total	\$54,000	\$328,000	\$382,000	\$0	\$0	3,776.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,455.00	\$85.00	\$3,540.00	\$61,491	\$347,630	\$409,121	
2023	\$3,723.00	\$85.00	\$3,808.00	\$53,847	\$357,308	\$411,155	
2022	\$3,809.00	\$85.00	\$3,894.00	\$53,556	\$324,027	\$377,583	

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