



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 9:00:40 PM

| General Details | | | | | | | |
|---|--|-------------------------------------|-----------------|-------------------|------------------------------------|-----------------|---------------------|
| Parcel ID: | 475-0010-05750 | | | | | | |
| Document: | Torrens - 1020974.0 | | | | | | |
| Document Date: | 09/18/2019 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | NEW INDEPENDENCE | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 35 | 52 | 17 | - | - | | | |
| Description: | NE 1/4 OF NE 1/4 EX FOR HWY EASEMENT & EX THAT PART LYING E OF HWY R/W | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | OLSON DANNY L & DENISE A | | | | | | |
| and Address: | 5493 SHADY LANE | | | | | | |
| | DULUTH MN 55811 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | OLSON DANNY L | | | | | | |
| Owner Name | OLSON DENISE A | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$1,401.00 | | | |
| 2025 - Special Assessments | | | | \$85.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$1,486.00 | | | |
| Current Tax Due (as of 5/13/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax \$743.00 | | 2025 - 2nd Half Tax \$743.00 | | | 2025 - 1st Half Tax Due \$743.00 | | |
| 2025 - 1st Half Tax Paid \$0.00 | | 2025 - 2nd Half Tax Paid \$0.00 | | | 2025 - 2nd Half Tax Due \$743.00 | | |
| 2025 - 1st Half Due \$743.00 | | 2025 - 2nd Half Due \$743.00 | | | 2025 - Total Due \$1,486.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 6099 HWY 53, 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 | \$51,800 | \$93,100 | \$144,900 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$23,000 | \$0 | \$23,000 | \$0 | \$0 | - |
| Total: | | \$74,800 | \$93,100 | \$167,900 | \$0 | \$0 | 1679 |



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Land Details

Deeded Acres: 24.39
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: D - DUG WELL
Gas Code & Desc: -
Sewer Code & Desc: M - MOUND
Lot Width:
Lot Depth:

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 (MH)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|---------------|----------------------------|----------------------------|-----------------|--------------------|
| MANUFACTURED HOME | 1995 | 1,140 | 1,140 | - | SGL - SGL WIDE |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 15 | 76 | 1,140 | POST ON GROUND |
| DK | 1 | 3 | 3 | 9 | POST ON GROUND |
| DK | 1 | 5 | 6 | 30 | FLOATING SLAB |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1 BATH | 2 BEDROOMS | - | - | CENTRAL, GAS | |

Improvement 2 Details (ST 8X10)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 2017 | 80 | 80 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 10 | 80 | POST ON GROUND |

Improvement 3 Details (CABIN)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|-----------------|--------------------|
| HOUSE | 1985 | 572 | 572 | - | HSK - HUNT SHACK |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 22 | 26 | 572 | POST ON GROUND |
| OP | 1 | 8 | 26 | 208 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 0.0 BATHS | 1 BEDROOM | - | 0 | STOVE/SPCE, GAS | |

Improvement 4 Details (BRWN 8X8ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 2017 | 64 | 64 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 8 | 64 | POST ON GROUND |

Improvement 5 Details (SHE SHED)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 160 | 160 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 10 | 16 | 160 | POST ON GROUND |



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| Improvement 6 Details (SANDPIPER) | | | | | | |
|-----------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| | 0 | 320 | 320 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | |
| BAS | 0 | 8 | 40 | 320 | - | |

| Improvement 7 Details (JAYCO) | | | | | | |
|-------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| | 0 | 160 | 160 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | |
| BAS | 0 | 8 | 20 | 160 | - | |

| Sales Reported to the St. Louis County Auditor | | | | | | |
|--|--|----------------|--|------------|--|--|
| Sale Date | | Purchase Price | | CRV Number | | |
| 06/2017 | | \$80,000 | | 221781 | | |
| 06/2004 | | \$35,000 | | 161073 | | |

| 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 | \$51,800 | \$90,100 | \$141,900 | \$0 | \$0 | - |
| | 111 | \$23,000 | \$0 | \$23,000 | \$0 | \$0 | - |
| | Total | \$74,800 | \$90,100 | \$164,900 | \$0 | \$0 | 1,649.00 |
| 2023 Payable 2024 | 151 | \$45,100 | \$81,700 | \$126,800 | \$0 | \$0 | - |
| | 111 | \$19,300 | \$0 | \$19,300 | \$0 | \$0 | - |
| | Total | \$64,400 | \$81,700 | \$146,100 | \$0 | \$0 | 1,461.00 |
| 2022 Payable 2023 | 151 | \$34,200 | \$50,200 | \$84,400 | \$0 | \$0 | - |
| | 111 | \$18,500 | \$0 | \$18,500 | \$0 | \$0 | - |
| | Total | \$52,700 | \$50,200 | \$102,900 | \$0 | \$0 | 1,029.00 |
| 2021 Payable 2022 | 151 | \$34,200 | \$45,800 | \$80,000 | \$0 | \$0 | - |
| | 111 | \$18,500 | \$0 | \$18,500 | \$0 | \$0 | - |
| | Total | \$52,700 | \$45,800 | \$98,500 | \$0 | \$0 | 985.00 |

| Tax Detail History | | | | | | |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024 | \$1,287.00 | \$85.00 | \$1,372.00 | \$64,400 | \$81,700 | \$146,100 |
| 2023 | \$955.00 | \$85.00 | \$1,040.00 | \$52,700 | \$50,200 | \$102,900 |
| 2022 | \$1,019.00 | \$85.00 | \$1,104.00 | \$52,700 | \$45,800 | \$98,500 |



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