



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 11:12:25 PM

General Details							
Parcel ID:	475-0010-05970						
Document:	Abstract - 01468207						
Document Date:	05/25/2023						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
36	52	17	-	-			
Description:	NW1/4 OF NW1/4 EX HWY EASEMENT						
Taxpayer Details							
Taxpayer Name	NAYLOR LAUREN & NICHOLAS GIULIANI						
and Address:	6056 HWY 53						
	SAGINAW MN 55779						
Owner Details							
Owner Name	GIULIANI NICHOLAS						
Owner Name	NAYLOR LAUREN						
Payable 2025 Tax Summary							
2025 - Net Tax			\$2,123.00				
2025 - Special Assessments			\$85.00				
2025 - Total Tax & Special Assessments			\$2,208.00				
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,104.00	2025 - 2nd Half Tax	\$1,104.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,104.00	2025 - 2nd Half Tax Paid	\$1,104.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	6056 HWY 53, SAGINAW MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	GIULIANI,NICHOLAS S&NAYLOR,LAUREN M						
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)	\$50,300	\$245,100	\$295,400	\$0	\$0	-
111	0 - Non Homestead	\$39,000	\$0	\$39,000	\$0	\$0	-
Total:		\$89,300	\$245,100	\$334,400	\$0	\$0	3144



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Land Details

Deeded Acres: 39.28
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 (HSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1990	1,276	1,276	-	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	28	336	FLOATING SLAB
BAS	1	13	28	364	FLOATING SLAB
BAS	1	18	32	576	FLOATING SLAB
CW	1	8	8	64	POST ON GROUND
DK	1	9	10	90	POST ON GROUND
DK	1	9	16	144	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	2 BEDROOMS	-	0	CENTRAL, ELECTRIC	

Improvement 2 Details (DG 28X36)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1989	1,008	1,512	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
DKX	1	4	7	28	CANTILEVER
DKX	1	5	7	35	CANTILEVER
DKX	1	8	18	144	POST ON GROUND
LAG	1.5	28	36	1,008	FLOATING SLAB

Improvement 3 Details (WS 9X16)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	144	144	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	9	16	144	POST ON GROUND

Improvement 4 Details (WS 12X24)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	288	288	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	24	288	POST ON GROUND



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Improvement 5 Details (WORKSHOP)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	224	224	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	14	16	224	POST ON GROUND	
LT	0	5	16	80	POST ON GROUND	

Improvement 6 Details (7X15)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	105	105	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	7	15	105	POST ON GROUND	

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
05/2023	\$425,000	254259

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	\$237,100	\$287,400	\$0	\$0	-
	111	\$39,000	\$0	\$39,000	\$0	\$0	-
	Total	\$89,300	\$237,100	\$326,400	\$0	\$0	3,057.00
2023 Payable 2024	201	\$43,600	\$215,000	\$258,600	\$0	\$0	-
	111	\$32,900	\$0	\$32,900	\$0	\$0	-
	Total	\$76,500	\$215,000	\$291,500	\$0	\$0	2,775.00
2022 Payable 2023	201	\$36,700	\$208,900	\$245,600	\$0	\$0	-
	111	\$31,400	\$0	\$31,400	\$0	\$0	-
	Total	\$68,100	\$208,900	\$277,000	\$0	\$0	2,619.00
2021 Payable 2022	201	\$36,700	\$190,600	\$227,300	\$0	\$0	-
	111	\$31,400	\$0	\$31,400	\$0	\$0	-
	Total	\$68,100	\$190,600	\$258,700	\$0	\$0	2,419.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$2,231.00	\$85.00	\$2,316.00	\$74,145	\$203,389	\$277,534
2023	\$2,249.00	\$85.00	\$2,334.00	\$65,838	\$196,026	\$261,864
2022	\$2,319.00	\$85.00	\$2,404.00	\$65,390	\$176,527	\$241,917



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