



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 3:25:31 PM

General Details							
Parcel ID:	475-0010-06005						
Document:	Abstract - 910476						
Document Date:	08/01/2003						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
36	52	17	-	-			
Description:	NE1/4 OF SW1/4 LYING S & W OF HWY 53						
Taxpayer Details							
Taxpayer Name	BOERNER CHRIS C						
and Address:	5973 HWY 53 CULVER MN 55779						
Owner Details							
Owner Name	BOERNER CHRIS C						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,839.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$1,924.00</b>			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$962.00	2025 - 2nd Half Tax	\$962.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$962.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,010.10		
2025 - 1st Half Penalty	\$0.00	2025 - 2nd Half Penalty	\$48.10	Delinquent Tax			
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,010.10</b>	<b>2025 - Total Due</b>	<b>\$1,010.10</b>		
Parcel Details							
Property Address:	5973 HWY 53, SAGINAW MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	BOERNER, CHRIS						
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)	\$58,700	\$258,600	\$317,300	\$0	\$0	-
Total:		\$58,700	\$258,600	\$317,300	\$0	\$0	2993



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## Land Details

**Deeded Acres:** 17.25  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.																								
HOUSE	1999	1,456	1,456	ECO Quality / 728 Ft <sup>2</sup>	RAM - RAMBL/RNCH																								
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1</td><td>28</td><td>52</td><td>1,456</td><td>BASEMENT</td></tr><tr><td>DK</td><td>1</td><td>0</td><td>0</td><td>553</td><td>PIERS AND FOOTINGS</td></tr><tr><td>DK</td><td>1</td><td>6</td><td>6</td><td>36</td><td>POST ON GROUND</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	28	52	1,456	BASEMENT	DK	1	0	0	553	PIERS AND FOOTINGS	DK	1	6	6	36	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation																								
BAS	1	28	52	1,456	BASEMENT																								
DK	1	0	0	553	PIERS AND FOOTINGS																								
DK	1	6	6	36	POST ON GROUND																								
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>																								
1.0 BATH	2 BEDROOMS	-		0	CENTRAL, GAS																								

## Improvement 2 Details (DG 28X36)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
GARAGE	1993	1,008	1,008	-	DETACHED												
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1</td><td>28</td><td>36</td><td>1,008</td><td>FLOATING SLAB</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	28	36	1,008	FLOATING SLAB
Segment	Story	Width	Length	Area	Foundation												
BAS	1	28	36	1,008	FLOATING SLAB												

## Improvement 3 Details (QUONSET)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
UTILITY	0	2,320	2,320	-	-												
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1</td><td>40</td><td>58</td><td>2,320</td><td>POST ON GROUND</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	40	58	2,320	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation												
BAS	1	40	58	2,320	POST ON GROUND												

## Improvement 4 Details (SA 16X20)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
SAUNA	0	320	320	-	-												
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1</td><td>16</td><td>20</td><td>320</td><td>POST ON GROUND</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	16	20	320	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation												
BAS	1	16	20	320	POST ON GROUND												

## Improvement 5 Details (ST 8X8)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	0	64	64	-	-												
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1</td><td>8</td><td>8</td><td>64</td><td>POST ON GROUND</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	8	8	64	POST ON GROUND
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	201	\$58,700	\$229,700	\$288,400	\$0	\$0	-
	Total	\$58,700	\$229,700	\$288,400	\$0	\$0	2,678.00
2023 Payable 2024	201	\$50,700	\$192,300	\$243,000	\$0	\$0	-
	Total	\$50,700	\$192,300	\$243,000	\$0	\$0	2,276.00
2022 Payable 2023	201	\$43,500	\$182,500	\$226,000	\$0	\$0	-
	Total	\$43,500	\$182,500	\$226,000	\$0	\$0	2,091.00
2021 Payable 2022	201	\$43,500	\$166,600	\$210,100	\$0	\$0	-
	Total	\$43,500	\$166,600	\$210,100	\$0	\$0	1,918.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,821.00	\$85.00	\$1,906.00	\$47,493	\$180,137	\$227,630	
2023	\$1,779.00	\$85.00	\$1,864.00	\$40,247	\$168,853	\$209,100	
2022	\$1,823.00	\$85.00	\$1,908.00	\$39,705	\$152,064	\$191,769	

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