



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 10:25:27 AM

| 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 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$1,924.00 | | | | |
| Current Tax Due (as of 5/13/2025) | | | | | | | |
| 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 \$962.00 | | |
| 2025 - 1st Half Tax Paid \$0.00 | | 2025 - 2nd Half Tax Paid \$0.00 | | | 2025 - 2nd Half Tax Due \$962.00 | | |
| 2025 - 1st Half Due \$962.00 | | 2025 - 2nd Half Due \$962.00 | | | 2025 - Total Due \$1,924.00 | | |
| 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.

Improvement 1 Details (HSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|-----------------------------------|--------------------|
| HOUSE | 1999 | 1,456 | 1,456 | ECO Quality / 728 Ft ² | RAM - RAMBL/RNCH |
| 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 |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.0 BATH | 2 BEDROOMS | - | 0 | CENTRAL, GAS | |

Improvement 2 Details (DG 28X36)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1993 | 1,008 | 1,008 | - | DETACHED |
| 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 ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| UTILITY | 0 | 2,320 | 2,320 | - | - |
| 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 ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SAUNA | 0 | 320 | 320 | - | - |
| 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 ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 64 | 64 | - | - |
| 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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