



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/27/2025 11:52:41 PM

General Details				
Parcel ID:	510-0011-00660			
Document:	Abstract - 01426020			
Document Date:	08/24/2021			
Legal Description Details				
Plat Name:	PORTAGE			
Section	Township	Range	Lot	Block
5	65	17	-	-
Description:	That part of Govt Lots 4 AND 5, described as follows: Commencing at the Southeast corner of said Lot 5; thence S89deg08'12"W, along the south line of said Lot 5, a distance of 557.49 feet to the point of beginning; thence N63deg57'15"E, a distance of 467.10 feet; thence N76deg11'59"E, a distance of 139.37 feet to a point on the boundary line common to said Lots 5 and 4; thence continue N76deg11'59"E, a distance of 245 feet, more or less, to the shoreline of the Vermilion River; thence Northwesterly along said shoreline, a distance of 1180 feet, more or less, to the north boundary line of said Lot 5; thence N89deg57'17"W, along said north line, a distance of 980 feet, more or less, to the centerline of River Road; thence Southeasterly along said centerline, a distance of 877 feet, more or less, to a point where said centerline intersects the south line of the North 660 feet of said Lot 5; thence N89deg55'59"W, along said south line, a distance of 732 feet, more or less, to the west boundary line of said Lot 5; thence S00deg34'59"E, along said west line, a distance of 740.89 feet to the Southwest corner of said Lot 5; thence N89deg08'12"E, along the south line of said Lot 5, a distance of 765.12 feet to the point of beginning and there terminating.			
Taxpayer Details				
Taxpayer Name and Address:	MERRIER DEREK & SARA 5844 RIVER RD ORR MN 55771			
Owner Details				
Owner Name	MERRIER DEREK			
Owner Name	MERRIER SARA			
Payable 2025 Tax Summary				
2025 - Net Tax		\$2,705.00		
2025 - Special Assessments		\$85.00		
2025 - Total Tax & Special Assessments		\$2,790.00		
Current Tax Due (as of 4/26/2025)				
Due May 15		Due October 15		Total Due
2025 - 1st Half Tax	\$1,395.00	2025 - 2nd Half Tax	\$1,395.00	2025 - 1st Half Tax Due \$1,395.00
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due \$1,395.00
2025 - 1st Half Due	\$1,395.00	2025 - 2nd Half Due	\$1,395.00	2025 - Total Due \$2,790.00
Parcel Details				
Property Address:	5844 RIVER RD, ORR MN			
School District:	2142			
Tax Increment District:	-			
Property/Homesteader:	MERRIER, DEREK G & SARA K			



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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)	\$108,000	\$173,400	\$281,400	\$0	\$0	-																																																								
111	0 - Non Homestead	\$51,000	\$0	\$51,000	\$0	\$0	-																																																								
Total:		\$159,000	\$173,400	\$332,400	\$0	\$0	3112																																																								
Land Details																																																															
Deeded Acres:		34.00																																																													
Waterfront:		VERMILION RIVER																																																													
Water Front Feet:		1165.00																																																													
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 (1S+ HOUSE)																																																															
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish		Style Code & Desc.																																																								
HOUSE	0	1,090		1,740	U Quality / 0 Ft ²		1S+ - 1+ STORY																																																								
<table><tr><td>Segment</td><td>Story</td><td>Width</td><td>Length</td><td>Area</td><td colspan="3">Foundation</td></tr><tr><td>BAS</td><td>1</td><td>14</td><td>16</td><td>224</td><td colspan="3">LOW BASEMENT</td></tr><tr><td>BAS</td><td>1.7</td><td>10</td><td>20</td><td>200</td><td colspan="3">BASEMENT</td></tr><tr><td>BAS</td><td>1.7</td><td>17</td><td>18</td><td>306</td><td colspan="3">BASEMENT</td></tr><tr><td>BAS</td><td>1.7</td><td>20</td><td>18</td><td>360</td><td colspan="3">BASEMENT</td></tr><tr><td>CW</td><td>1</td><td>8</td><td>29</td><td>232</td><td colspan="3">FOUNDATION</td></tr><tr><td>CW</td><td>1</td><td>9</td><td>10</td><td>90</td><td colspan="3">FOUNDATION</td></tr></table>								Segment	Story	Width	Length	Area	Foundation			BAS	1	14	16	224	LOW BASEMENT			BAS	1.7	10	20	200	BASEMENT			BAS	1.7	17	18	306	BASEMENT			BAS	1.7	20	18	360	BASEMENT			CW	1	8	29	232	FOUNDATION			CW	1	9	10	90	FOUNDATION		
Segment	Story	Width	Length	Area	Foundation																																																										
BAS	1	14	16	224	LOW BASEMENT																																																										
BAS	1.7	10	20	200	BASEMENT																																																										
BAS	1.7	17	18	306	BASEMENT																																																										
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CW	1	8	29	232	FOUNDATION																																																										
CW	1	9	10	90	FOUNDATION																																																										
Bath Count	Bedroom Count	Room Count		Fireplace Count		HVAC																																																									
1.0 BATH	4 BEDROOMS	-		0		CENTRAL, GAS																																																									
Improvement 2 Details (RND 30X50)																																																															
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish		Style Code & Desc.																																																								
GARAGE	0	1,500		1,500	-		DETACHED																																																								
<table><tr><td>Segment</td><td>Story</td><td>Width</td><td>Length</td><td>Area</td><td colspan="3">Foundation</td></tr><tr><td>BAS</td><td>1</td><td>30</td><td>50</td><td>1,500</td><td colspan="3">FLOATING SLAB</td></tr></table>								Segment	Story	Width	Length	Area	Foundation			BAS	1	30	50	1,500	FLOATING SLAB																																										
Segment	Story	Width	Length	Area	Foundation																																																										
BAS	1	30	50	1,500	FLOATING SLAB																																																										
Improvement 3 Details (LOAFING)																																																															
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish		Style Code & Desc.																																																								
STORAGE BUILDING	0	192		192	-		-																																																								
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Segment	Story	Width	Length	Area	Foundation																																																										
BAS	1	12	16	192	FLOATING SLAB																																																										
Improvement 4 Details (BN 34X62)																																																															
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish		Style Code & Desc.																																																								
BARN	0	1,972		1,972	-		-																																																								
<table><tr><td>Segment</td><td>Story</td><td>Width</td><td>Length</td><td>Area</td><td colspan="3">Foundation</td></tr><tr><td>BAS</td><td>1</td><td>34</td><td>58</td><td>1,972</td><td colspan="3">FOUNDATION</td></tr></table>								Segment	Story	Width	Length	Area	Foundation			BAS	1	34	58	1,972	FOUNDATION																																										
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BAS	1	34	58	1,972	FOUNDATION																																																										



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Improvement 5 Details (SCHOOL HSE)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SLEEPER	0	756	756	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	21	16	336	PIERS AND FOOTINGS
BAS	1	21	20	420	LOW BASEMENT
CNX	1	6	10	60	FOUNDATION
Improvement 6 Details (CPT)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
CAR PORT	0	288	288	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	24	288	POST ON GROUND
Improvement 7 Details (ST)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND
Improvement 8 Details (ST BY RES)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	32	32	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	4	32	POST ON GROUND
Improvement 9 Details (FAB LOAFIN)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	240	240	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	20	240	POST ON GROUND
Improvement 10 Details (ST)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	168	168	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	12	168	POST ON GROUND
Improvement 11 Details (8X10 LOAF)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	POST ON GROUND
Improvement 12 Details (WOOD)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	32	32	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	8	32	POST ON GROUND



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Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
08/2021		\$300,000			245206		
04/2019		\$170,000			231167		
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	\$108,000	\$173,400	\$281,400	\$0	\$0	-
	111	\$51,000	\$0	\$51,000	\$0	\$0	-
	Total	\$159,000	\$173,400	\$332,400	\$0	\$0	3,112.00
2023 Payable 2024	201	\$103,400	\$181,000	\$284,400	\$0	\$0	-
	111	\$47,600	\$0	\$47,600	\$0	\$0	-
	Total	\$151,000	\$181,000	\$332,000	\$0	\$0	3,204.00
2022 Payable 2023	201	\$93,900	\$151,100	\$245,000	\$0	\$0	-
	111	\$42,500	\$0	\$42,500	\$0	\$0	-
	Total	\$136,400	\$151,100	\$287,500	\$0	\$0	2,723.00
2021 Payable 2022	201	\$65,100	\$71,200	\$136,300	\$0	\$0	-
	111	\$28,200	\$0	\$28,200	\$0	\$0	-
	Total	\$93,300	\$71,200	\$164,500	\$0	\$0	1,395.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,133.00	\$85.00	\$3,218.00	\$146,767	\$173,589	\$320,356	
2023	\$2,739.00	\$85.00	\$2,824.00	\$130,578	\$141,732	\$272,310	
2022	\$1,441.00	\$85.00	\$1,526.00	\$81,372	\$58,155	\$139,527	

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