



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/18/2025 12:01:27 AM

General Details				
Parcel ID:	510-0011-00685			
Legal Description Details				
Plat Name:	PORTAGE			
Section	Township	Range	Lot	Block
5	65	17	-	-
Description:	That part of Govt Lot 6, described as follows: Commencing at the Northwest corner of said Govt Lot 6; thence N89deg08'27"E, assumed bearing, along the north line of said Govt Lot 6, a distance of 14.53 feet to the centerline of the Township Road (River Road); thence S25deg13'55"E, along said centerline, a distance of 141.96 feet; thence S24deg35'47"E, along said centerline, a distance of 120.61 feet; thence S18deg17'48"E, along said centerline, a distance of 140.25 feet; thence S10deg53'41"E, along said centerline, a distance of 357.63 feet to the Point of Beginning; thence N73deg39'22"E, a distance of 294.62 feet; thence N62deg00'41"E, a distance of 390.28 feet; thence N57deg48'11"E, a distance of 230 feet, more or less, to the bank of the Vermilion River; thence Southeasterly along said bank, a distance of 1100 feet, more or less, to the south line of said Govt Lot 6; thence S89deg14'11"W, along said south line, a distance of 1265 feet, more or less, to the centerline of said River Road; thence N01deg32'56"W, along said centerline, a distance of 228.49 feet; thence N11deg47'09"W, along said centerline, a distance of 371.16 feet to the Point of Beginning, lying Northerly of the following described line: Commencing at the Northwest corner of Govt Lot 6; thence N89deg08'27"E, assumed bearing, along the north line of said Govt Lot 6, a distance of 14.53 feet to the centerline of the Township Road (River Road); thence S25deg13'55"E, along said centerline, a distance of 141.96 feet; thence S24deg35'47"E, along said centerline, a distance of 120.61 feet; thence S18deg17'48"E, along said centerline, a distance of 140.25 feet; thence S10deg53'41"E, along said centerline, a distance of 357.63 feet; thence S10deg33'22"E, along said centerline, a distance of 300.24 feet to the Point of Beginning; thence N89deg14'21"E, a distance of 250.00 feet; thence N84deg06'41"E, 707 feet, more or less, to the Vermilion River and there terminating.			
Taxpayer Details				
Taxpayer Name and Address:	MATTSON KJELL KARL 13119 660TH AVE EMMONS MN 56029			
Owner Details				
Owner Name	MATTSON KJELL KARL			
Payable 2025 Tax Summary				
2025 - Net Tax		\$2,573.00		
2025 - Special Assessments		\$85.00		
2025 - Total Tax & Special Assessments		\$2,658.00		
Current Tax Due (as of 12/17/2025)				
Due May 15		Due October 15		Total Due
2025 - 1st Half Tax	\$1,329.00	2025 - 2nd Half Tax	\$1,329.00	2025 - 1st Half Tax Due \$0.00
2025 - 1st Half Tax Paid	\$1,329.00	2025 - 2nd Half Tax Paid	\$1,329.00	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:	5802 RIVER RD, ORR MN			
School District:	2142			
Tax Increment District:	-			
Property/Homesteader:	-			



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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																								
151	0 - Non Homestead	\$109,900	\$133,900	\$243,800	\$0	\$0	-																								
Total:		\$109,900	\$133,900	\$243,800	\$0	\$0	2438																								
Land Details																															
Deeded Acres:		8.60																													
Waterfront:		VERMILION RIVER																													
Water Front Feet:		610.00																													
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 30X36)																															
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²		Basement Finish	Style Code & Desc.																								
HOUSE	2008	1,080		1,080		-	RAM - RAMBL/RNCH																								
<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>36</td><td>1,080</td><td colspan="3">FLOATING SLAB</td></tr><tr><td>OP</td><td>1</td><td>8</td><td>30</td><td>240</td><td colspan="3">FLOATING SLAB</td></tr></table>								Segment	Story	Width	Length	Area	Foundation			BAS	1	30	36	1,080	FLOATING SLAB			OP	1	8	30	240	FLOATING SLAB		
Segment	Story	Width	Length	Area	Foundation																										
BAS	1	30	36	1,080	FLOATING SLAB																										
OP	1	8	30	240	FLOATING SLAB																										
Bath Count	Bedroom Count	Room Count		Fireplace Count		HVAC																									
1.0 BATH	2 BEDROOMS	-		0		C&AIR_EXCH, GAS																									
Improvement 2 Details (SLEEPER)																															
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²		Basement Finish	Style Code & Desc.																								
SLEEPER	0	576		576		-	-																								
<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>24</td><td>24</td><td>576</td><td colspan="3">POST ON GROUND</td></tr><tr><td>DKX</td><td>0</td><td>6</td><td>16</td><td>96</td><td colspan="3">POST ON GROUND</td></tr></table>								Segment	Story	Width	Length	Area	Foundation			BAS	1	24	24	576	POST ON GROUND			DKX	0	6	16	96	POST ON GROUND		
Segment	Story	Width	Length	Area	Foundation																										
BAS	1	24	24	576	POST ON GROUND																										
DKX	0	6	16	96	POST ON GROUND																										
Improvement 3 Details (TT)																															
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²		Basement Finish	Style Code & Desc.																								
	0	160		160		-	-																								
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Segment	Story	Width	Length	Area	Foundation																										
BAS	0	8	20	160	-																										
Improvement 4 Details (ST)																															
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²		Basement Finish	Style Code & Desc.																								
STORAGE BUILDING	0	24		24		-	-																								
<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>3</td><td>8</td><td>24</td><td colspan="3">POST ON GROUND</td></tr></table>								Segment	Story	Width	Length	Area	Foundation			BAS	1	3	8	24	POST ON GROUND										
Segment	Story	Width	Length	Area	Foundation																										
BAS	1	3	8	24	POST ON GROUND																										
Improvement 5 Details (Fish clean)																															
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²		Basement Finish	Style Code & Desc.																								
STORAGE BUILDING	0	36		36		-	-																								
<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>4</td><td>9</td><td>36</td><td colspan="3">POST ON GROUND</td></tr></table>								Segment	Story	Width	Length	Area	Foundation			BAS	1	4	9	36	POST ON GROUND										
Segment	Story	Width	Length	Area	Foundation																										
BAS	1	4	9	36	POST ON GROUND																										



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Sales Reported to the St. Louis County Auditor								
Sale Date		Purchase Price			CRV Number			
06/2010		\$134,900			190040			
08/2004		\$134,900			163092			
07/2004		\$70,000 (This is part of a multi parcel sale.)			163139			
10/1999		\$11,020			131625			
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	\$109,900	\$133,900	\$243,800	\$0	\$0	-
		Total	\$109,900	\$133,900	\$243,800	\$0	\$0	2,438.00
2023 Payable 2024		151	\$105,500	\$131,300	\$236,800	\$0	\$0	-
		Total	\$105,500	\$131,300	\$236,800	\$0	\$0	2,368.00
2022 Payable 2023		151	\$95,800	\$109,700	\$205,500	\$0	\$0	-
		Total	\$95,800	\$109,700	\$205,500	\$0	\$0	2,055.00
2021 Payable 2022		151	\$102,300	\$95,300	\$197,600	\$0	\$0	-
		Total	\$102,300	\$95,300	\$197,600	\$0	\$0	1,976.00
Tax Detail History								
Tax Year		Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024		\$2,559.00	\$85.00	\$2,644.00	\$105,500	\$131,300	\$236,800	
2023		\$2,335.00	\$85.00	\$2,420.00	\$95,800	\$109,700	\$205,500	
2022		\$2,521.00	\$85.00	\$2,606.00	\$102,300	\$95,300	\$197,600	

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