



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 1:34:36 PM

| General Details                                   |                   |                             |          |                            |              |                 |                  |
|---------------------------------------------------|-------------------|-----------------------------|----------|----------------------------|--------------|-----------------|------------------|
| Parcel ID:                                        |                   | 510-0030-04800              |          |                            |              |                 |                  |
| Document:                                         |                   | Abstract - 01310477         |          |                            |              |                 |                  |
| Document Date:                                    |                   | 05/26/2017                  |          |                            |              |                 |                  |
| Legal Description Details                         |                   |                             |          |                            |              |                 |                  |
| Plat Name:                                        |                   | PORTAGE                     |          |                            |              |                 |                  |
| Section                                           |                   | Township                    |          | Range                      |              | Lot             |                  |
| 31                                                |                   | 65                          |          | 18                         |              | -               |                  |
| Block                                             |                   | -                           |          |                            |              |                 |                  |
| Description:                                      |                   | GOVT LOT 8                  |          |                            |              |                 |                  |
| Taxpayer Details                                  |                   |                             |          |                            |              |                 |                  |
| Taxpayer Name                                     |                   | HALVERSON SHAWN M & SHANE M |          |                            |              |                 |                  |
| and Address:                                      |                   | 4794 COUNIHAN RD            |          |                            |              |                 |                  |
|                                                   |                   | ORR MN 55771                |          |                            |              |                 |                  |
| Owner Details                                     |                   |                             |          |                            |              |                 |                  |
| Owner Name                                        |                   | HALVERSON SHANE             |          |                            |              |                 |                  |
| Owner Name                                        |                   | HALVERSON SHAWN             |          |                            |              |                 |                  |
| Payable 2025 Tax Summary                          |                   |                             |          |                            |              |                 |                  |
| 2025 - Net Tax                                    |                   |                             |          | \$408.00                   |              |                 |                  |
| 2025 - Special Assessments                        |                   |                             |          | \$0.00                     |              |                 |                  |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                   |                             |          | <b>\$408.00</b>            |              |                 |                  |
| Current Tax Due (as of 12/15/2025)                |                   |                             |          |                            |              |                 |                  |
| Due May 15                                        |                   | Due October 15              |          | Total Due                  |              |                 |                  |
| 2025 - 1st Half Tax                               |                   | \$204.00                    |          | 2025 - 2nd Half Tax        |              | \$204.00        |                  |
| 2025 - 1st Half Tax Due                           |                   |                             |          | 2025 - 1st Half Tax Due    |              | \$228.48        |                  |
| 2025 - 1st Half Tax Paid                          |                   | \$0.00                      |          | 2025 - 2nd Half Tax Paid   |              | \$0.00          |                  |
| 2025 - 1st Half Tax Due                           |                   |                             |          | 2025 - 2nd Half Tax Due    |              | \$222.36        |                  |
| 2025 - 1st Half Penalty                           |                   | \$24.48                     |          | 2025 - 2nd Half Penalty    |              | \$18.36         |                  |
| Delinquent Tax                                    |                   |                             |          | Delinquent Tax             |              |                 |                  |
| <b>2025 - 1st Half Due</b>                        |                   | <b>\$228.48</b>             |          | <b>2025 - 2nd Half Due</b> |              | <b>\$222.36</b> |                  |
| <b>2025 - Total Due</b>                           |                   |                             |          | <b>2025 - Total Due</b>    |              | <b>\$450.84</b> |                  |
| Parcel Details                                    |                   |                             |          |                            |              |                 |                  |
| Property Address:                                 |                   | -                           |          |                            |              |                 |                  |
| School District:                                  |                   | 2142                        |          |                            |              |                 |                  |
| Tax Increment District:                           |                   | -                           |          |                            |              |                 |                  |
| Property/Homesteader:                             |                   | -                           |          |                            |              |                 |                  |
| Assessment Details (2025 Payable 2026)            |                   |                             |          |                            |              |                 |                  |
| Class Code                                        | Homestead Status  | Land EMV                    | Bldg EMV | Total EMV                  | Def Land EMV | Def Bldg EMV    | Net Tax Capacity |
| (Legend)                                          |                   |                             |          |                            |              |                 |                  |
| 111                                               | 0 - Non Homestead | \$44,100                    | \$0      | \$44,100                   | \$0          | \$0             | -                |
| Total:                                            |                   | \$44,100                    | \$0      | \$44,100                   | \$0          | \$0             | 441              |



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| Land Details                                                                                                                                                                                                                                                                                                                                                                                         |                        |                                                  |                                 |                 |                     |                  |                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres:                                                                                                                                                                                                                                                                                                                                                                                        | 40.93                  |                                                  |                                 |                 |                     |                  |                  |
| Waterfront:                                                                                                                                                                                                                                                                                                                                                                                          | MYRTLE                 |                                                  |                                 |                 |                     |                  |                  |
| Water Front Feet:                                                                                                                                                                                                                                                                                                                                                                                    | -                      |                                                  |                                 |                 |                     |                  |                  |
| Water Code & Desc:                                                                                                                                                                                                                                                                                                                                                                                   | -                      |                                                  |                                 |                 |                     |                  |                  |
| Gas Code & Desc:                                                                                                                                                                                                                                                                                                                                                                                     | -                      |                                                  |                                 |                 |                     |                  |                  |
| Sewer Code & Desc:                                                                                                                                                                                                                                                                                                                                                                                   | -                      |                                                  |                                 |                 |                     |                  |                  |
| 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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                        |                                                  |                                 |                 |                     |                  |                  |
| Sales Reported to the St. Louis County Auditor                                                                                                                                                                                                                                                                                                                                                       |                        |                                                  |                                 |                 |                     |                  |                  |
| Sale Date                                                                                                                                                                                                                                                                                                                                                                                            |                        | Purchase Price                                   |                                 |                 | CRV Number          |                  |                  |
| 05/2017                                                                                                                                                                                                                                                                                                                                                                                              |                        | \$95,000 (This is part of a multi parcel sale.)  |                                 |                 | 221198              |                  |                  |
| 06/2004                                                                                                                                                                                                                                                                                                                                                                                              |                        | \$200,000 (This is part of a multi parcel sale.) |                                 |                 | 160330              |                  |                  |
| Assessment History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                                                  |                                 |                 |                     |                  |                  |
| Year                                                                                                                                                                                                                                                                                                                                                                                                 | Class Code<br>(Legend) | Land EMV                                         | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$44,100                                         | \$0                             | \$44,100        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$44,100                                         | \$0                             | \$44,100        | \$0                 | \$0              | 441.00           |
| 2023 Payable 2024                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$41,800                                         | \$0                             | \$41,800        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$41,800                                         | \$0                             | \$41,800        | \$0                 | \$0              | 418.00           |
| 2022 Payable 2023                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$36,200                                         | \$0                             | \$36,200        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$36,200                                         | \$0                             | \$36,200        | \$0                 | \$0              | 362.00           |
| 2021 Payable 2022                                                                                                                                                                                                                                                                                                                                                                                    | 111                    | \$30,700                                         | \$0                             | \$30,700        | \$0                 | \$0              | -                |
|                                                                                                                                                                                                                                                                                                                                                                                                      | Total                  | \$30,700                                         | \$0                             | \$30,700        | \$0                 | \$0              | 307.00           |
| Tax Detail History                                                                                                                                                                                                                                                                                                                                                                                   |                        |                                                  |                                 |                 |                     |                  |                  |
| Tax Year                                                                                                                                                                                                                                                                                                                                                                                             | Tax                    | Special Assessments                              | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024                                                                                                                                                                                                                                                                                                                                                                                                 | \$392.00               | \$0.00                                           | \$392.00                        | \$41,800        | \$0                 | \$41,800         |                  |
| 2023                                                                                                                                                                                                                                                                                                                                                                                                 | \$356.00               | \$0.00                                           | \$356.00                        | \$36,200        | \$0                 | \$36,200         |                  |
| 2022                                                                                                                                                                                                                                                                                                                                                                                                 | \$336.00               | \$0.00                                           | \$336.00                        | \$30,700        | \$0                 | \$30,700         |                  |

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