



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 10:21:41 PM

General Details							
Parcel ID:	530-0010-00270						
Document:	Abstract - 01410525						
Document Date:	03/22/2021						
Legal Description Details							
Plat Name:	SOLWAY						
Section	Township	Range	Lot	Block			
2	50	16	-	-			
Description:	E1/2 OF SW1/4 OF NE1/4 EX 2.22 AC FOR HWY						
Taxpayer Details							
Taxpayer Name	KOEPP SHEILA M LIFETIME TRUST						
and Address:	C/O KOEPP DENNIS & SHEILA 6159 HWY 194 SAGINAW MN 55779-9793						
Owner Details							
Owner Name	KOEPP SHEILA M LIFETIME TRUST						
Payable 2025 Tax Summary							
2025 - Net Tax				\$5,765.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$5,794.00</b>			
Current Tax Due (as of 9/17/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,897.00	2025 - 2nd Half Tax	\$2,897.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,897.00	2025 - 2nd Half Tax Paid	\$2,897.00	2025 - 2nd Half Tax Due	\$0.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	6159 HWY 194, SAGINAW MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	KOEPP, DENNIS E						
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)	\$80,000	\$469,300	\$549,300	\$0	\$0	-
233	0 - Non Homestead	\$12,200	\$0	\$12,200	\$0	\$0	-
<b>Total:</b>		<b>\$92,200</b>	<b>\$469,300</b>	<b>\$561,500</b>	<b>\$0</b>	<b>\$0</b>	<b>5799</b>



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## Land Details

**Deeded Acres:** 17.78  
**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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2000	1,488	1,968	AVG Quality / 1190 Ft <sup>2</sup>	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	FOUNDATION
BAS	1	32	14	448	WALKOUT BASEMENT
BAS	1.5	32	30	960	WALKOUT BASEMENT
DK	1	4	8	32	CANTILEVER
DK	1	8	16	128	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.5 BATHS	3 BEDROOMS	-		-	C&AIR_COND, GAS

## Improvement 2 Details (DG 31X40)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1990	1,200	1,800	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1.5	30	40	1,200	FLOATING SLAB

## Improvement 3 Details (PB 40X72)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	0	2,880	2,880	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	40	72	2,880	FLOATING SLAB

## Improvement 4 Details (8X40 CONTR)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	40	320	POST ON GROUND

## Improvement 5 Details (8X40 CONTR)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	40	320	POST ON GROUND



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Improvement 6 Details (8X20 CONTR)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND

Improvement 7 Details (8X20 CONTR)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND

Improvement 8 Details (8X20 CONTR)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND

Improvement 9 Details (8X20 CONTR)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND

Improvement 10 Details (8X20 CONTR)					
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	20	160	POST ON GROUND

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
07/1994	\$35,000 (This is part of a multi parcel sale.)	98052
11/1993	\$15,000	98060



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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	\$80,000	\$469,300	\$549,300	\$0	\$0	-
	233	\$12,200	\$0	\$12,200	\$0	\$0	-
	Total	\$92,200	\$469,300	\$561,500	\$0	\$0	5,799.00
2023 Payable 2024	201	\$68,800	\$403,700	\$472,500	\$0	\$0	-
	233	\$10,300	\$0	\$10,300	\$0	\$0	-
	Total	\$79,100	\$403,700	\$482,800	\$0	\$0	4,880.00
2022 Payable 2023	201	\$47,900	\$391,100	\$439,000	\$0	\$0	-
	233	\$13,900	\$0	\$13,900	\$0	\$0	-
	Total	\$61,800	\$391,100	\$452,900	\$0	\$0	4,599.00
2021 Payable 2022	201	\$46,100	\$354,000	\$400,100	\$0	\$0	-
	233	\$12,900	\$0	\$12,900	\$0	\$0	-
	Total	\$59,000	\$354,000	\$413,000	\$0	\$0	4,183.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,145.00	\$25.00	\$5,170.00	\$79,100	\$403,700	\$482,800	
2023	\$5,121.00	\$25.00	\$5,146.00	\$61,800	\$391,100	\$452,900	
2022	\$5,225.00	\$25.00	\$5,250.00	\$58,858	\$352,911	\$411,769	

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