



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:19:32 AM

| General Details                        |                                        |                                     |             |                         |                 |                 |                     |
|----------------------------------------|----------------------------------------|-------------------------------------|-------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                             |                                        | 010-4520-03440                      |             |                         |                 |                 |                     |
| Document:                              |                                        | Torrens - 291933                    |             |                         |                 |                 |                     |
| Document Date:                         |                                        | 06/27/2002                          |             |                         |                 |                 |                     |
| Legal Description Details              |                                        |                                     |             |                         |                 |                 |                     |
| Plat Name:                             |                                        | WEST DULUTH 6TH DIVISION            |             |                         |                 |                 |                     |
| Section                                | Township                               | Range                               | Lot         | Block                   |                 |                 |                     |
| -                                      | -                                      | -                                   | -           | 024                     |                 |                 |                     |
| Description:                           |                                        | ELY 1/2 OF LOT 10 AND ALL OF LOT 11 |             |                         |                 |                 |                     |
| Taxpayer Details                       |                                        |                                     |             |                         |                 |                 |                     |
| Taxpayer Name                          |                                        | BUSHEY KATHY A                      |             |                         |                 |                 |                     |
| and Address:                           |                                        | 5516 HIGHLAND ST<br>DULUTH MN 55807 |             |                         |                 |                 |                     |
| Owner Details                          |                                        |                                     |             |                         |                 |                 |                     |
| Owner Name                             |                                        | BUSHEY KATHY A                      |             |                         |                 |                 |                     |
| Payable 2025 Tax Summary               |                                        |                                     |             |                         |                 |                 |                     |
| 2025 - Net Tax                         |                                        | \$1,661.00                          |             |                         |                 |                 |                     |
| 2025 - Special Assessments             |                                        | \$29.00                             |             |                         |                 |                 |                     |
| 2025 - Total Tax & Special Assessments |                                        | \$1,690.00                          |             |                         |                 |                 |                     |
| Current Tax Due (as of 12/13/2025)     |                                        |                                     |             |                         |                 |                 |                     |
| Due May 15                             |                                        | Due October 15                      |             | Total Due               |                 |                 |                     |
| 2025 - 1st Half Tax                    | \$845.00                               | 2025 - 2nd Half Tax                 | \$845.00    | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid               | \$845.00                               | 2025 - 2nd Half Tax Paid            | \$845.00    | 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:                      |                                        | 5516 HIGHLAND ST, DULUTH MN         |             |                         |                 |                 |                     |
| School District:                       |                                        | 709                                 |             |                         |                 |                 |                     |
| Tax Increment District:                |                                        | -                                   |             |                         |                 |                 |                     |
| Property/Homesteader:                  |                                        | BUSHEY KATHY A                      |             |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026) |                                        |                                     |             |                         |                 |                 |                     |
| Class Code<br>(Legend)                 | Homestead<br>Status                    | Land<br>EMV                         | Bldg<br>EMV | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 201                                    | 1 - Owner Homestead<br>(100.00% total) | \$11,500                            | \$150,500   | \$162,000               | \$0             | \$0             | -                   |
| Total:                                 |                                        | \$11,500                            | \$150,500   | \$162,000               | \$0             | \$0             | 1300                |



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## Land Details

**Deeded Acres:** 0.00  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**Water Code & Desc:** P - PUBLIC  
**Gas Code & Desc:** P - PUBLIC  
**Sewer Code & Desc:** P - PUBLIC  
**Lot Width:** 37.00  
**Lot Depth:** 120.00

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            | 1923          | 900                        | 900                        | AVG Quality / 355 Ft <sup>2</sup> | 3SS - SNGL STRY          |
| Segment          | Story         | Width                      | Length                     | Area                              | Foundation               |
| BAS              | 1             | 0                          | 0                          | 710                               | BASEMENT                 |
| BAS              | 1             | 10                         | 19                         | 190                               | SINGLE TUCK UNDER GARAGE |
| CW               | 1             | 8                          | 14                         | 112                               | PIERS AND FOOTINGS       |
| DK               | 1             | 3                          | 6                          | 18                                | PIERS AND FOOTINGS       |
| DK               | 1             | 10                         | 11                         | 110                               | PIERS AND FOOTINGS       |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                              |                          |
| 1.75 BATHS       | 3 BEDROOMS    | 6 ROOMS                    | 0                          | CENTRAL, GAS                      |                          |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 06/2002   | \$79,900       | 147052     |

## 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 | 201                    | \$12,800 | \$138,500 | \$151,300 | \$0          | \$0          | -                |
|                   | Total                  | \$12,800 | \$138,500 | \$151,300 | \$0          | \$0          | 1,184.00         |
| 2023 Payable 2024 | 201                    | \$12,100 | \$134,800 | \$146,900 | \$0          | \$0          | -                |
|                   | Total                  | \$12,100 | \$134,800 | \$146,900 | \$0          | \$0          | 1,229.00         |
| 2022 Payable 2023 | 201                    | \$11,800 | \$130,300 | \$142,100 | \$0          | \$0          | -                |
|                   | Total                  | \$11,800 | \$130,300 | \$142,100 | \$0          | \$0          | 1,176.00         |
| 2021 Payable 2022 | 201                    | \$9,600  | \$105,000 | \$114,600 | \$0          | \$0          | -                |
|                   | Total                  | \$9,600  | \$105,000 | \$114,600 | \$0          | \$0          | 877.00           |

## Tax Detail History

| Tax Year | Tax        | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024     | \$1,767.00 | \$25.00             | \$1,792.00                      | \$10,122        | \$112,759           | \$122,881        |
| 2023     | \$1,795.00 | \$25.00             | \$1,820.00                      | \$9,770         | \$107,879           | \$117,649        |
| 2022     | \$1,487.00 | \$25.00             | \$1,512.00                      | \$7,344         | \$80,330            | \$87,674         |



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