



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 11:05:21 AM

| General Details | | | | | | | |
|----------------------------------------|---------------------------------------------------|----------------------------|-----------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 280-0010-00350 | | | | | | |
| Document: | Abstract - 01467812 | | | | | | |
| Document Date: | 01/21/2022 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | CANOSIA | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 2 | 51 | 15 | - | - | | |
| Description: | N1/2 OF S1/2 OF NW1/4 OF NW 1/4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | BENSON TAMMY | | | | | | |
| and Address: | 5328 FISH LAKE DAM RD DULUTH MN 55803 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | BENSON TAMMY | | | | | | |
| Owner Name | SAARI LEROY | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | | | | \$834.00 |
| | 2026 - Special Assessments | | | | | | \$34.00 |
| | 2026 - Total Tax & Special Assessments | | | | | | \$868.00 |
| Current Tax Due (as of 4/3/2026) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2026 - 1st Half Tax | \$434.00 | 2026 - 2nd Half Tax | \$434.00 | 2026 - 1st Half Tax Due | \$434.00 | | |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$434.00 | | |
| 2026 - 1st Half Due | \$434.00 | 2026 - 2nd Half Due | \$434.00 | 2026 - Total Due | \$868.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 5870 LAVAQUE RD, DULUTH MN | | | | | | |
| School District: | 700 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | - | | | | | | |
| Assessment Details (2026 Payable 2027) | | | | | | | |
| Class Code (Legend) | Homestead Status | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 204 | 0 - Non Homestead | \$65,500 | \$20,900 | \$86,400 | \$0 | \$0 | - |
| Total: | | \$65,500 | \$20,900 | \$86,400 | \$0 | \$0 | 864 |



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| Land Details | |
|--------------------|-----------------------------|
| Deeded Acres: | 10.00 |
| 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.

| Improvement 1 Details (HOUSE) | | | | | |
|-------------------------------|----------------------|----------------------------|----------------------------|------------------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| MANUFACTURED HOME | 1979 | 938 | 938 | - | SGL - SGL WIDE |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 14 | 67 | 938 | POST ON GROUND |
| DK | 1 | 12 | 14 | 168 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 1.5 BATHS | 3 BEDROOMS | - | | - | CENTRAL, PROPANE |

| Improvement 2 Details (DET GARAGE) | | | | | |
|------------------------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| GARAGE | 1990 | 720 | 720 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 30 | 720 | POST ON GROUND |

| Improvement 3 Details (OLD MH) | | | | | |
|--------------------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING | 1970 | 672 | 672 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 12 | 56 | 672 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

No Sales information reported.

| Assessment History | | | | | | | |
|--------------------|---------------------|-----------------|-----------------|-----------------|--------------|--------------|------------------|
| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2025 Payable 2026 | 204 | \$64,800 | \$20,900 | \$85,700 | \$0 | \$0 | - |
| | Total | \$64,800 | \$20,900 | \$85,700 | \$0 | \$0 | 857.00 |
| 2024 Payable 2025 | 204 | \$63,700 | \$20,300 | \$84,000 | \$0 | \$0 | - |
| | Total | \$63,700 | \$20,300 | \$84,000 | \$0 | \$0 | 840.00 |
| 2023 Payable 2024 | 204 | \$58,300 | \$20,300 | \$78,600 | \$0 | \$0 | - |
| | Total | \$58,300 | \$20,300 | \$78,600 | \$0 | \$0 | 786.00 |
| 2022 Payable 2023 | 204 | \$55,800 | \$17,300 | \$73,100 | \$0 | \$0 | - |
| | Total | \$55,800 | \$17,300 | \$73,100 | \$0 | \$0 | 731.00 |



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| Tax Detail History | | | | | | |
|--------------------|----------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2025 | \$819.00 | \$29.00 | \$848.00 | \$63,700 | \$20,300 | \$84,000 |
| 2024 | \$783.00 | \$25.00 | \$808.00 | \$58,300 | \$20,300 | \$78,600 |
| 2023 | \$789.00 | \$25.00 | \$814.00 | \$55,800 | \$17,300 | \$73,100 |

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