



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 11:05:24 AM

| General Details | | | | | | | |
|--|--|-------------------|----------------------------|-------------------|-------------------------|-------------------|---------------------|
| Parcel ID: | 280-0010-00507 | | | | | | |
| Document: | Abstract - 1024635 | | | | | | |
| Document Date: | 07/18/2006 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | CANOSIA | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 3 | 51 | 15 | - | - | | |
| Description: | ELY 655 FT OF SLY 200 FT OF S1/2 OF SE1/4 OF NE1/4 LYING N OF S 300 FT | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | SICH KEVIN L & MOLLY A | | | | | | |
| and Address: | 5821 LAVAQUE RD DULUTH MN 55803 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | SICH KEVIN L | | | | | | |
| Owner Name | SICH MOLLY A | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | | | | \$3,698.00 |
| | 2026 - Special Assessments | | | | | | \$34.00 |
| | 2026 - Total Tax & Special Assessments | | | | | | \$3,732.00 |
| Current Tax Due (as of 4/3/2026) | | | | | | | |
| | Due May 15 | | Due October 15 | | Total Due | | |
| | 2026 - 1st Half Tax | \$1,866.00 | 2026 - 2nd Half Tax | \$1,866.00 | 2026 - 1st Half Tax Due | \$1,866.00 | |
| | 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$1,866.00 | |
| | 2026 - 1st Half Due | \$1,866.00 | 2026 - 2nd Half Due | \$1,866.00 | 2026 - Total Due | \$3,732.00 | |
| Parcel Details | | | | | | | |
| Property Address: | 5821 LAVAQUE RD, DULUTH MN | | | | | | |
| School District: | 700 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | SICH, KEVIN L & MOLLY A | | | | | | |
| 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 |
| 201 | 1 - Owner Homestead (100.00% total) | \$77,400 | \$313,900 | \$391,300 | \$0 | \$0 | - |
| | Total: | \$77,400 | \$313,900 | \$391,300 | \$0 | \$0 | 3800 |



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| Land Details | | | | | | | |
|--|---------------------|----------------------------|---------------------------------|------------------------------------|---------------------|------------------|------------------|
| Deeded Acres: | 3.01 | | | | | | |
| Waterfront: | - | | | | | | |
| Water Front Feet: | 0.00 | | | | | | |
| Water Code & Desc: | W - DRILLED WELL | | | | | | |
| Gas Code & Desc: | - | | | | | | |
| Sewer Code & Desc: | M - MOUND | | | | | | |
| 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. | | |
| HOUSE | 2006 | 1,428 | 1,428 | AVG Quality / 1071 Ft ² | MOD - MODULAR | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 28 | 51 | 1,428 | WALKOUT BASEMENT | | |
| DK | 1 | 0 | 0 | 360 | PIERS AND FOOTINGS | | |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | | | |
| 2.25 BATHS | 3 BEDROOMS | - | - | C&A&EXCH, GAS | | | |
| Improvement 2 Details (GARAGE) | | | | | | | |
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| GARAGE | 2006 | 784 | 784 | - | ATTACHED | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 1 | 28 | 28 | 784 | FOUNDATION | | |
| Sales Reported to the St. Louis County Auditor | | | | | | | |
| Sale Date | Purchase Price | | | CRV Number | | | |
| 07/2006 | \$35,000 | | | 172589 | | | |
| Assessment History | | | | | | | |
| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2025 Payable 2026 | 201 | \$76,600 | \$313,900 | \$390,500 | \$0 | \$0 | - |
| | Total | \$76,600 | \$313,900 | \$390,500 | \$0 | \$0 | 3,791.00 |
| 2024 Payable 2025 | 201 | \$75,300 | \$304,200 | \$379,500 | \$0 | \$0 | - |
| | Total | \$75,300 | \$304,200 | \$379,500 | \$0 | \$0 | 3,671.00 |
| 2023 Payable 2024 | 201 | \$68,800 | \$304,200 | \$373,000 | \$0 | \$0 | - |
| | Total | \$68,800 | \$304,200 | \$373,000 | \$0 | \$0 | 3,693.00 |
| 2022 Payable 2023 | 201 | \$65,700 | \$259,600 | \$325,300 | \$0 | \$0 | - |
| | Total | \$65,700 | \$259,600 | \$325,300 | \$0 | \$0 | 3,173.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$3,593.00 | \$29.00 | \$3,622.00 | \$72,841 | \$294,264 | \$367,105 | |
| 2024 | \$3,681.00 | \$25.00 | \$3,706.00 | \$68,123 | \$301,207 | \$369,330 | |
| 2023 | \$3,433.00 | \$25.00 | \$3,458.00 | \$64,092 | \$253,245 | \$317,337 | |



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