



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 12:20:22 PM

General Details							
Parcel ID:	280-0012-00795						
Document:	Abstract - 01460841						
Document Date:	01/18/2023						
Legal Description Details							
Plat Name:	CANOSIA						
	Section	Township	Range	Lot	Block		
	14	51	15	-	-		
Description:	N1/2 OF NW1/4 OF NW1/4						
Taxpayer Details							
Taxpayer Name and Address:	TROTTOCHAU MICHAEL J & DIANE J 16044 W TARA LN SURPRISE AZ 85374						
Owner Details							
Owner Name	TROTTOCHAU DIANE J						
Owner Name	TROTTOCHAU MICHAEL J						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$3,126.00			
	2026 - Special Assessments			\$34.00			
	2026 - Total Tax & Special Assessments			\$3,160.00			
Current Tax Due (as of 4/4/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$1,580.00	2026 - 2nd Half Tax	\$1,580.00	2026 - 1st Half Tax Due	\$1,580.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,580.00	
	2026 - 1st Half Due	\$1,580.00	2026 - 2nd Half Due	\$1,580.00	2026 - Total Due	\$3,160.00	
Parcel Details							
Property Address:	5500 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	\$147,500	\$175,600	\$323,100	\$0	\$0	-
	Total:	\$147,500	\$175,600	\$323,100	\$0	\$0	3231



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Land Details

Deeded Acres:	20.00
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	1999	1,664	1,664	-	DBL - DBL WIDE

Segment	Story	Width	Length	Area	Foundation
BAS	1	16	20	320	-
BAS	1	28	48	1,344	-
DK	1	8	8	64	POST ON GROUND
DK	1	10	20	200	POST ON GROUND

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
2.0 BATHS	3 BEDROOMS	-	-	CENTRAL, GAS

Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1998	1,440	1,440	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	30	48	1,440	-
LT	1	11	16	176	POST ON GROUND

Improvement 3 Details (8X20 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2000	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
01/2023	\$260,000	253011
03/2007	\$207,500	176331
08/2001	\$170,100	141651



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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
2025 Payable 2026	204	\$145,800	\$175,600	\$321,400	\$0	\$0	-
	Total	\$145,800	\$175,600	\$321,400	\$0	\$0	3,214.00
2024 Payable 2025	204	\$143,200	\$170,200	\$313,400	\$0	\$0	-
	Total	\$143,200	\$170,200	\$313,400	\$0	\$0	3,134.00
2023 Payable 2024	201	\$130,100	\$170,200	\$300,300	\$0	\$0	-
	Total	\$130,100	\$170,200	\$300,300	\$0	\$0	2,901.00
2022 Payable 2023	201	\$124,000	\$145,200	\$269,200	\$0	\$0	-
	Total	\$124,000	\$145,200	\$269,200	\$0	\$0	2,562.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$3,057.00	\$29.00	\$3,086.00	\$143,200	\$170,200	\$313,400	
2024	\$2,899.00	\$25.00	\$2,924.00	\$125,675	\$164,412	\$290,087	
2023	\$2,779.00	\$25.00	\$2,804.00	\$118,006	\$138,182	\$256,188	

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