



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 3:03:27 PM

General Details							
Parcel ID:		280-0012-01033					
Legal Description Details							
Plat Name:		CANOSIA					
Section	Township	Range	Lot	Block			
15	51	15	-	-			
Description:		SW1/4 OF SW1/4 EX NLY 710 FT AND EX SLY 305 FT					
Taxpayer Details							
Taxpayer Name		CRUSAN JAMES E					
and Address:		5310 UGSTAD RD DULUTH MN 55811					
Owner Details							
Owner Name		CRUSAN JAMES E ETAL					
Payable 2026 Tax Summary							
		2026 - Net Tax		\$4,162.00			
		2026 - Special Assessments		\$34.00			
		<b>2026 - Total Tax &amp; Special Assessments</b>		<b>\$4,196.00</b>			
Current Tax Due (as of 4/4/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$2,098.00	2026 - 2nd Half Tax	\$2,098.00	2026 - 1st Half Tax Due	\$2,098.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$2,098.00		
<b>2026 - 1st Half Due</b>	<b>\$2,098.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$2,098.00</b>	<b>2026 - Total Due</b>	<b>\$4,196.00</b>		
Parcel Details							
Property Address:		5310 UGSTAD RD, DULUTH MN					
School District:		700					
Tax Increment District:		-					
Property/Homesteader:		CRUSAN, JAMES E & BARBARA J					
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)	\$141,000	\$295,200	\$436,200	\$0	\$0	-
<b>Total:</b>		<b>\$141,000</b>	<b>\$295,200</b>	<b>\$436,200</b>	<b>\$0</b>	<b>\$0</b>	<b>4289</b>



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## Land Details

<b>Deeded Acres:</b>	9.18
<b>Waterfront:</b>	-
<b>Water Front Feet:</b>	0.00
<b>Water Code &amp; Desc:</b>	W - DRILLED WELL
<b>Gas Code &amp; Desc:</b>	-
<b>Sewer Code &amp; Desc:</b>	S - ON-SITE SANITARY SYSTEM
<b>Lot Width:</b>	0.00
<b>Lot Depth:</b>	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	1985	1,490	1,490	AVG Quality / 1092 Ft <sup>2</sup>	SE - SPLT ENTRY																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>2</td> <td>15</td> <td>30</td> <td>CANTILEVER</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>2</td> <td>17</td> <td>34</td> <td>CANTILEVER</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>18</td> <td>17</td> <td>306</td> <td>PIERS AND FOOTINGS</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>28</td> <td>40</td> <td>1,120</td> <td>BASEMENT</td> </tr> <tr> <td>DK</td> <td>1</td> <td>4</td> <td>6</td> <td>24</td> <td>POST ON GROUND</td> </tr> <tr> <td>DK</td> <td>1</td> <td>7</td> <td>14</td> <td>98</td> <td>PIERS AND FOOTINGS</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	2	15	30	CANTILEVER	BAS	1	2	17	34	CANTILEVER	BAS	1	18	17	306	PIERS AND FOOTINGS	BAS	1	28	40	1,120	BASEMENT	DK	1	4	6	24	POST ON GROUND	DK	1	7	14	98	PIERS AND FOOTINGS
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<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>	<b>Fireplace Count</b>	<b>HVAC</b>																																											
2.0 BATHS	-	-	0	C&AIR_COND, PROPANE																																											

## Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
GARAGE	1991	1,120	1,120	-	DETACHED												
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Segment	Story	Width	Length	Area	Foundation												
BAS	1	28	40	1,120	-												

## 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	201	\$139,300	\$295,200	\$434,500	\$0	\$0	-
	<b>Total</b>	<b>\$139,300</b>	<b>\$295,200</b>	<b>\$434,500</b>	<b>\$0</b>	<b>\$0</b>	<b>4,271.00</b>
2024 Payable 2025	201	\$136,800	\$286,000	\$422,800	\$0	\$0	-
	<b>Total</b>	<b>\$136,800</b>	<b>\$286,000</b>	<b>\$422,800</b>	<b>\$0</b>	<b>\$0</b>	<b>4,143.00</b>
2023 Payable 2024	201	\$124,300	\$286,000	\$410,300	\$0	\$0	-
	<b>Total</b>	<b>\$124,300</b>	<b>\$286,000</b>	<b>\$410,300</b>	<b>\$0</b>	<b>\$0</b>	<b>4,100.00</b>
2022 Payable 2023	201	\$118,500	\$244,200	\$362,700	\$0	\$0	-
	<b>Total</b>	<b>\$118,500</b>	<b>\$244,200</b>	<b>\$362,700</b>	<b>\$0</b>	<b>\$0</b>	<b>3,581.00</b>



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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	\$4,051.00	\$29.00	\$4,080.00	\$134,050	\$280,252	\$414,302
2024	\$4,083.00	\$25.00	\$4,108.00	\$124,205	\$285,782	\$409,987
2023	\$3,871.00	\$25.00	\$3,896.00	\$116,998	\$241,105	\$358,103

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