



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 3:03:37 PM

General Details							
Parcel ID:	280-0012-01036						
Document:	Abstract - 01078644						
Document Date:	04/15/2008						
Legal Description Details							
Plat Name:	CANOSIA						
	Section	Township	Range	Lot	Block		
	15	51	15	-	-		
Description:	N 710 FT OF E1/2 OF E1/2 OF SW1/4 OF SW1/4						
Taxpayer Details							
Taxpayer Name	FREDRICKSON JOHN R						
and Address:	5258 WILDERNESS TRAIL HERMANTOWN MN 55811						
Owner Details							
Owner Name	FREDRICKSON JOHN R						
Owner Name	HART REBECCA L						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$3,510.00			
	2026 - Special Assessments			\$34.00			
	<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$3,544.00</b>			
Current Tax Due (as of 4/4/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$1,772.00	2026 - 2nd Half Tax	\$1,772.00	2026 - 1st Half Tax Due	\$1,772.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,772.00	
	<b>2026 - 1st Half Due</b>	<b>\$1,772.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$1,772.00</b>	<b>2026 - Total Due</b>	<b>\$3,544.00</b>	
Parcel Details							
Property Address:	5258 WILDERNESS TRL, DULUTH MN						
School District:	700						
Tax Increment District:	-						
Property/Homesteader:	FREDRICKSON, JOHN R/HART, REBECCA L						
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)	\$117,200	\$256,700	\$373,900	\$0	\$0	-
	<b>Total:</b>	<b>\$117,200</b>	<b>\$256,700</b>	<b>\$373,900</b>	<b>\$0</b>	<b>\$0</b>	<b>3610</b>



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 3:03:37 PM

## Land Details

<b>Deeded Acres:</b>	5.38
<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	1982	1,056	1,056	AVG Quality / 750 Ft <sup>2</sup>	SE - SPLT ENTRY
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	24	44	1,056	BASEMENT
CW	1	12	14	168	POST ON GROUND
DK	1	3	3	9	POST ON GROUND
DK	1	14	12	168	PIERS AND FOOTINGS
DK	1	24	10	240	PIERS AND FOOTINGS
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.75 BATHS	-	-		0	C&AIR_COND, GAS

## Improvement 2 Details (22X36 DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2003	792	792	-	DETACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	22	36	792	-

## Improvement 3 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	1982	576	576	-	DETACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	24	24	576	FLOATING SLAB

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2008	\$225,000	181453
06/2002	\$152,500	146641
09/2000	\$125,000	137975
06/1993	\$103,000	92092



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 3:03:37 PM

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	\$115,900	\$256,700	\$372,600	\$0	\$0	-
	<b>Total</b>	<b>\$115,900</b>	<b>\$256,700</b>	<b>\$372,600</b>	<b>\$0</b>	<b>\$0</b>	<b>3,596.00</b>
2024 Payable 2025	201	\$113,800	\$248,600	\$362,400	\$0	\$0	-
	<b>Total</b>	<b>\$113,800</b>	<b>\$248,600</b>	<b>\$362,400</b>	<b>\$0</b>	<b>\$0</b>	<b>3,485.00</b>
2023 Payable 2024	201	\$103,600	\$248,600	\$352,200	\$0	\$0	-
	<b>Total</b>	<b>\$103,600</b>	<b>\$248,600</b>	<b>\$352,200</b>	<b>\$0</b>	<b>\$0</b>	<b>3,467.00</b>
2022 Payable 2023	201	\$98,800	\$212,200	\$311,000	\$0	\$0	-
	<b>Total</b>	<b>\$98,800</b>	<b>\$212,200</b>	<b>\$311,000</b>	<b>\$0</b>	<b>\$0</b>	<b>3,018.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$3,413.00	\$29.00	\$3,442.00	\$109,424	\$239,042	\$348,466	
2024	\$3,459.00	\$25.00	\$3,484.00	\$101,970	\$244,688	\$346,658	
2023	\$3,267.00	\$25.00	\$3,292.00	\$95,861	\$205,889	\$301,750	

**Disclaimer:** St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.