



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 4:32:20 PM

General Details							
Parcel ID:		280-0012-01070					
Legal Description Details							
Plat Name:		CANOSIA					
	Section	Township	Range	Lot	Block		
	15	51	15	-	-		
Description:		SW1/4 OF SE1/4 & S 66 FT OF SE1/4 OF SE1/4					
Taxpayer Details							
Taxpayer Name and Address:		CHRISTIANSEN KELLY & DEBRA 5200 WILDERNESS TR DULUTH MN 55811					
Owner Details							
Owner Name		CHRISTIANSEN KELLY J ETAL					
Payable 2026 Tax Summary							
		2026 - Net Tax		\$5,866.00			
		2026 - Special Assessments		\$34.00			
		2026 - Total Tax & Special Assessments		\$5,900.00			
Current Tax Due (as of 4/4/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$2,950.00	2026 - 2nd Half Tax	\$2,950.00	2026 - 1st Half Tax Due	\$2,950.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$2,950.00		
2026 - 1st Half Due	\$2,950.00	2026 - 2nd Half Due	\$2,950.00	2026 - Total Due	\$5,900.00		
Parcel Details							
Property Address:		5200 WILDERNESS TRL, DULUTH MN					
School District:		700					
Tax Increment District:		-					
Property/Homesteader:		CHRISTIANSEN, KELLY J & DEBRA 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)	\$136,000	\$403,600	\$539,600	\$0	\$0	-
111	0 - Non Homestead	\$67,800	\$0	\$67,800	\$0	\$0	-
Total:		\$203,800	\$403,600	\$607,400	\$0	\$0	6173



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Land Details

Deeded Acres:	42.00
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.
HOUSE	1995	2,436	2,436	-	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	20	80	FLOATING SLAB
BAS	1	14	16	224	FLOATING SLAB
BAS	1	14	24	336	FLOATING SLAB
BAS	1	16	15	240	FLOATING SLAB
BAS	1	19	28	532	FLOATING SLAB
BAS	1	32	32	1,024	FLOATING SLAB
DK	1	0	0	512	POST ON GROUND
OP	1	8	32	256	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.5 BATHS	3 BEDROOMS	-	0	C&AIR_EXCH, ELECTRIC	

Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1995	644	644	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	23	644	FLOATING SLAB

Improvement 3 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2010	1,408	1,408	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	32	44	1,408	FLOATING SLAB

Improvement 4 Details (12X20 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1979	240	240	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	20	240	FLOATING SLAB

Improvement 5 Details (10X6 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	60	60	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	6	60	FLOATING SLAB



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Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
02/1992		\$12,000			84529		
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	\$134,400	\$404,300	\$538,700	\$0	\$0	-
	111	\$67,000	\$0	\$67,000	\$0	\$0	-
	Total	\$201,400	\$404,300	\$605,700	\$0	\$0	6,154.00
2024 Payable 2025	201	\$132,000	\$391,500	\$523,500	\$0	\$0	-
	111	\$65,700	\$0	\$65,700	\$0	\$0	-
	Total	\$197,700	\$391,500	\$589,200	\$0	\$0	5,951.00
2023 Payable 2024	201	\$120,000	\$391,500	\$511,500	\$0	\$0	-
	111	\$59,300	\$0	\$59,300	\$0	\$0	-
	Total	\$179,300	\$391,500	\$570,800	\$0	\$0	5,737.00
2022 Payable 2023	201	\$114,400	\$334,200	\$448,600	\$0	\$0	-
	111	\$56,400	\$0	\$56,400	\$0	\$0	-
	Total	\$170,800	\$334,200	\$505,000	\$0	\$0	5,050.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$5,673.00	\$29.00	\$5,702.00	\$197,700	\$391,500	\$589,200	
2024	\$5,589.00	\$25.00	\$5,614.00	\$179,300	\$391,500	\$570,800	
2023	\$5,323.00	\$25.00	\$5,348.00	\$170,800	\$334,200	\$505,000	

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