



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 7:29:20 PM

| General Details | | | | | | | |
|--|--|-------------------|----------------------------|-------------------|-------------------------|-------------------|---------------------|
| Parcel ID: | 280-0013-00345 | | | | | | |
| Document: | Abstract - 01444233 | | | | | | |
| Document Date: | 05/31/2022 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | CANOSIA | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 17 | 51 | 15 | - | - | | |
| Description: | W1/2 of SE1/4 of SE1/4, EXCEPT the W1/2 of W1/2 of SE1/4 of SE1/4. | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | ATKINS CODY & NAOMI | | | | | | |
| and Address: | 5541 INDUSTRIAL RD DULUTH MN 55811 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | ATKINS CODY | | | | | | |
| Owner Name | ATKINS NAOMI | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | | | | \$7,510.00 |
| | 2026 - Special Assessments | | | | | | \$34.00 |
| | 2026 - Total Tax & Special Assessments | | | | | | \$7,544.00 |
| Current Tax Due (as of 4/4/2026) | | | | | | | |
| | Due May 15 | | Due October 15 | | Total Due | | |
| | 2026 - 1st Half Tax | \$3,772.00 | 2026 - 2nd Half Tax | \$3,772.00 | 2026 - 1st Half Tax Due | \$3,772.00 | |
| | 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$3,772.00 | |
| | 2026 - 1st Half Due | \$3,772.00 | 2026 - 2nd Half Due | \$3,772.00 | 2026 - Total Due | \$7,544.00 | |
| Parcel Details | | | | | | | |
| Property Address: | 5541 INDUSTRIAL RD, DULUTH MN | | | | | | |
| School District: | 704 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | ATKINS, CODY O & NAOMI K | | | | | | |
| 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) | \$135,900 | \$571,800 | \$707,700 | \$0 | \$0 | - |
| | Total: | \$135,900 | \$571,800 | \$707,700 | \$0 | \$0 | 7596 |



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Land Details

| | |
|-------------------------------|-----------------------------|
| Deeded Acres: | 10.00 |
| 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 | 2003 | 1,808 | 2,480 | AVG Quality / 1484 Ft ² | 2S - 2 STORY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 0 | 0 | 324 | PIERS AND FOOTINGS |
| BAS | 1 | 2 | 32 | 64 | WALKOUT BASEMENT |
| BAS | 1 | 14 | 42 | 588 | WALKOUT BASEMENT |
| BAS | 1 | 16 | 10 | 160 | WALKOUT BASEMENT |
| BAS | 2 | 16 | 42 | 672 | BASEMENT |
| DK | 1 | 0 | 0 | 167 | POST ON GROUND |
| DK | 1 | 4 | 8 | 32 | POST ON GROUND |
| DK | 1 | 14 | 16 | 224 | PIERS AND FOOTINGS |
| OP | 1 | 0 | 0 | 224 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 3.75 BATHS | 4 BEDROOMS | - | 0 | C&AC&EXCH, PROPANE | |

Improvement 2 Details (AG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 2003 | 1,120 | 1,120 | - | ATTACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 28 | 40 | 1,120 | - |

Improvement 3 Details (ON BARN)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| SLEEPER | 2003 | 384 | 384 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 16 | 384 | FLOATING SLAB |

Improvement 4 Details (BARN)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| BARN | 0 | 576 | 1,008 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1.7 | 24 | 24 | 576 | FLOATING SLAB |

Improvement 5 Details (LOADING)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| LEAN TO | 0 | 144 | 144 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 8 | 18 | 144 | POST ON GROUND |



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| Improvement 6 Details (HAY) | | | | | | | |
|--|---------------------|----------------------------|---------------------------------|------------------|---------------------|------------------|------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| LEAN TO | 0 | 48 | 48 | - | - | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 8 | 6 | 48 | POST ON GROUND | | |
| Sales Reported to the St. Louis County Auditor | | | | | | | |
| Sale Date | | Purchase Price | | | CRV Number | | |
| 05/2022 | | \$658,000 | | | 249192 | | |
| 12/2019 | | \$525,000 | | | 235069 | | |
| 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 | \$134,300 | \$571,800 | \$706,100 | \$0 | \$0 | - |
| | Total | \$134,300 | \$571,800 | \$706,100 | \$0 | \$0 | 7,576.00 |
| 2024 Payable 2025 | 201 | \$132,000 | \$553,700 | \$685,700 | \$0 | \$0 | - |
| | Total | \$132,000 | \$553,700 | \$685,700 | \$0 | \$0 | 7,321.00 |
| 2023 Payable 2024 | 201 | \$120,000 | \$553,700 | \$673,700 | \$0 | \$0 | - |
| | Total | \$120,000 | \$553,700 | \$673,700 | \$0 | \$0 | 7,171.00 |
| 2022 Payable 2023 | 201 | \$114,500 | \$451,700 | \$566,200 | \$0 | \$0 | - |
| | Total | \$114,500 | \$451,700 | \$566,200 | \$0 | \$0 | 5,828.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$7,061.00 | \$29.00 | \$7,090.00 | \$132,000 | \$553,700 | \$685,700 | |
| 2024 | \$7,295.00 | \$25.00 | \$7,320.00 | \$120,000 | \$553,700 | \$673,700 | |
| 2023 | \$6,261.00 | \$25.00 | \$6,286.00 | \$114,500 | \$451,700 | \$566,200 | |

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