



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/21/2025 3:02:13 AM

General Details				
Parcel ID:	280-0013-00450			
Document:	Torrens - 1069704.0			
Document Date:	06/14/2023			
Legal Description Details				
Plat Name:	CANOSIA			
Section	Township	Range	Lot	Block
18	51	15	-	-
Description:	GOVT LOT 3 EX BEGINNING AT THE W 1/4 CORNER OF SAID SEC 18 TWP 51 RGE 15; THENCE IN AN ELY DIRECTION ALONG SAID QUARTER LINE, WHICH IS THE N LINE OF GOVT LOT 3, 201.75 FT TO A POINT; THENCE IN A SLY DIRECTION AT AN ANGLE OF 90DEG 75.00 FT TO A POINT; THENCE IN A WLY DIRECTION AT AN ANGLE OF 67DEG9'28" 151.80 FT TO A POINT; THENCE IN A NLY DIRECTION AT AN ANGLE OF 88DEG3'14" 147.52 FT TO A POINT OF BEGINNING; AND EX THAT PART PLATTED AS KEHTEL TRACTS; AND EX THAT PART PLATTED AS KEHTEL TRACTS FIRST ADDITION; AND EX THAT PART COMMENCING AT THE W QUARTER CORNER OF SEC 18 TWP 51 RGE 15; THENCE ELY ALONG THE E AND W QUARTER LINE WHICH IS THE N LINE OF GOVT LOT 3, 201.75 FT TO THE POINT OF BEGINNING; THENCE CONTINUE ELY ALONG THE LAST MENTIONED LINE 50 FT; THENCE SLY AT RIGHT ANGLES 53.94 FT; THENCE DEFLECT TO THE RIGHT AT ANGLE OF 67DEG9'28" 54.25 FT; THENCE DEFLECT TO THE RIGHT AN ANGLE OF 112DEG50'32" 75 FT TO THE POINT OF BEGINNING; AND EX COMMENCING AT THE NE CORNER OF LOT 10, KEHTEL TRACTS; THENCE N ALONG THE W BOUNDARY LINE OF SHADY LANE 125 FT; THENCE WLY ALONG A LINE PARALLEL TO THE NLY BOUNDARY LINE OF SAID LOT 10, KEHTEL TRACTS, TO THE SHORE OF CARIBOU LAKE; THENCE SLY ALONG THE SHORE OF CARIBOU LAKE TO THE NW CORNER OF SAID LOT 10 KEHTEL TRACTS; THENCE ELY ALONG THE NLY BOUNDARY LINE OF SAID LOT 10 TO THE POINT OF BEGINNING; AND EX THAT PART PLATTED AS REGISTERED LAND SURVEY #44			
Taxpayer Details				
Taxpayer Name	CLARK RYAN D			
and Address:	4198 JACKSON DR DULUTH MN 55811			
Owner Details				
Owner Name	CLARK RYAN D			
Payable 2025 Tax Summary				
2025 - Net Tax		\$1,062.00		
2025 - Special Assessments		\$0.00		
2025 - Total Tax & Special Assessments		\$1,062.00		
Current Tax Due (as of 9/20/2025)				
Due May 15		Due October 15		Total Due
2025 - 1st Half Tax	\$531.00	2025 - 2nd Half Tax	\$531.00	2025 - 1st Half Tax Due \$0.00
2025 - 1st Half Tax Paid	\$531.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due \$531.00
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$531.00	2025 - Total Due \$531.00
Parcel Details				
Property Address:	-			
School District:	704			
Tax Increment District:	-			
Property/Homesteader:	-			



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Assessment Details (2025 Payable 2026)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
111	0 - Non Homestead	\$132,600	\$0	\$132,600	\$0	\$0	-
Total:		\$132,600	\$0	\$132,600	\$0	\$0	1326
Land Details							
Deeded Acres:		0.09					
Waterfront:		CARIBOU					
Water Front Feet:		150.00					
Water Code & Desc:		-					
Gas Code & Desc:		-					
Sewer Code & Desc:		-					
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 .							
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
06/2023		\$875,000 (This is part of a multi parcel sale.)			254450		
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	111	\$132,600	\$0	\$132,600	\$0	\$0	-
	Total	\$132,600	\$0	\$132,600	\$0	\$0	1,326.00
2023 Payable 2024	111	\$120,400	\$0	\$120,400	\$0	\$0	-
	Total	\$120,400	\$0	\$120,400	\$0	\$0	1,204.00
2022 Payable 2023	111	\$89,900	\$0	\$89,900	\$0	\$0	-
	Total	\$89,900	\$0	\$89,900	\$0	\$0	899.00
2021 Payable 2022	111	\$3,000	\$0	\$3,000	\$0	\$0	-
	Total	\$3,000	\$0	\$3,000	\$0	\$0	30.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$990.00	\$0.00	\$990.00	\$120,400	\$0	\$120,400	
2023	\$788.00	\$0.00	\$788.00	\$89,900	\$0	\$89,900	
2022	\$32.00	\$0.00	\$32.00	\$3,000	\$0	\$3,000	



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