



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/21/2025 3:01:52 AM

| General Details                                   |  |                            |                   |                         |                   |                 |                     |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID:  | 280-0013-00452   |                            |                   |                         |                   |                 |                     |
| Document:   | Torrens - 1069704.0  |                            |                   |                         |                   |                 |                     |
| Document Date:                                    | 06/14/2023   |                            |                   |                         |                   |                 |                     |
| Legal Description Details                         |  |                            |                   |                         |                   |                 |                     |
| Plat Name:  | CANOSIA  |                            |                   |                         |                   |                 |                     |
| Section   | Township   | Range                      | Lot               | Block                   |                   |                 |                     |
| 18  | 51   | 15                         | -                 | -                       |                   |                 |                     |
| Description:                                      | PART OF LOT 3 BEG AT W 1/4 COR OF SEC 18 THENCE E ALONG N LINE OF LOT 3 251.75 FT THENCE SLY 53.94 FT THENCE 67 DEG 9 MIN 28 SEC TO THE RT 206.05 FT THENCE N 88 DEG 3 MIN 14 SEC W 147.52 FT TO PT OF BEG |                            |                   |                         |                   |                 |                     |
| Taxpayer Details                                  |  |                            |                   |                         |                   |                 |                     |
| Taxpayer Name                                     | CLARK RYAN D   |                            |                   |                         |                   |                 |                     |
| and Address:                                      | 4198 JACKSON DR<br>DULUTH MN 55811   |                            |                   |                         |                   |                 |                     |
| Owner Details                                     |  |                            |                   |                         |                   |                 |                     |
| Owner Name  | CLARK RYAN D   |                            |                   |                         |                   |                 |                     |
| Payable 2025 Tax Summary                          |  |                            |                   |                         |                   |                 |                     |
| 2025 - Net Tax                                    |  |                            |                   | \$4,349.50              |                   |                 |                     |
| 2025 - Special Assessments                        |  |                            |                   | \$14.50                 |                   |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                            |                   | <b>\$4,364.00</b>       |                   |                 |                     |
| Current Tax Due (as of 9/20/2025)                 |  |                            |                   |                         |                   |                 |                     |
| Due May 15  |  | Due October 15             |                   |                         | Total Due         |                 |                     |
| 2025 - 1st Half Tax                               | \$2,182.00   | 2025 - 2nd Half Tax        | \$2,182.00        | 2025 - 1st Half Tax Due | \$0.00            |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$2,182.00   | 2025 - 2nd Half Tax Paid   | \$0.00            | 2025 - 2nd Half Tax Due | \$2,182.00        |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>  | <b>2025 - 2nd Half Due</b> | <b>\$2,182.00</b> | <b>2025 - Total Due</b> | <b>\$2,182.00</b> |                 |                     |
| Parcel Details                                    |  |                            |                   |                         |                   |                 |                     |
| Property Address:                                 | 5886 KEHTEL RD, DULUTH MN  |                            |                   |                         |                   |                 |                     |
| School District:                                  | 704  |                            |                   |                         |                   |                 |                     |
| Tax Increment District:                           | -  |                            |                   |                         |                   |                 |                     |
| Property/Homesteader:                             | -  |                            |                   |                         |                   |                 |                     |
| Assessment Details (2025 Payable 2026)            |  |                            |                   |                         |                   |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status  | Land<br>EMV                | Bldg<br>EMV       | Total<br>EMV            | Def Land<br>EMV   | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 151   | 0 - Non Homestead  | \$54,200                   | \$384,300         | \$438,500               | \$0               | \$0             | -                   |
| Total:  |  | \$54,200                   | \$384,300         | \$438,500               | \$0               | \$0             | 4385                |



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## Land Details

**Deeded Acres:** 0.50  
**Waterfront:** CARIBOU  
**Water Front Feet:** -  
**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](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             | 2018                 | 1,413                      | 1,413                      | GD Quality / 205 Ft <sup>2</sup> | 1S - 1 STORY                                    |
| Segment           | Story                | Width                      | Length                     | Area                             | Foundation                                      |
| BAS               | 1                    | 4                          | 25                         | 100                              | BASEMENT  |
| BAS               | 1                    | 15                         | 7                          | 105                              | BASEMENT  |
| BAS               | 1                    | 18                         | 2                          | 36                               | CANTILEVER                                      |
| BAS               | 1                    | 18                         | 4                          | 72                               | FOUNDATION                                      |
| BAS               | 1                    | 18                         | 25                         | 450                              | SINGLE TUCK UNDER GARAGE WITH FINISHED BASEMENT |
| BAS               | 1                    | 25                         | 26                         | 650                              | DOUBLE TUCK UNDER WITH FINISHED BASEMENT        |
| DK                | 1                    | 4                          | 4                          | 16                               | POST ON GROUND                                  |
| OP                | 1                    | 7                          | 5                          | 35                               | FOUNDATION                                      |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          |                            | <b>Fireplace Count</b>           | <b>HVAC</b>                                     |
| 2.75 BATHS        | 2 BEDROOMS           | -                          |                            | 0                                | C&AC&EXCH, PROPANE                              |

## Improvement 2 Details (SHED)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 2018       | 96                         | 96                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 12                         | 8                          | 96              | POST ON GROUND     |

## Improvement 3 Details (PATIO)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
|                  | 0          | 352                        | 352                        | -               | C - COLORED        |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 16                         | 22                         | 352             | -                  |

## 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     |
| 05/2017   | \$65,000   | 221115     |
| 05/2017   | \$150,000  | 221117     |
| 09/2012   | \$65,000   | 198676     |



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| Assessment History |                        |                     |                                 |                 |                     |                  |                  |
|--------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Year               | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025  | 151                    | \$54,200            | \$400,300                       | \$454,500       | \$0                 | \$0              | -                |
|                    | Total                  | \$54,200            | \$400,300                       | \$454,500       | \$0                 | \$0              | 4,545.00         |
| 2023 Payable 2024  | 203                    | \$49,900            | \$346,600                       | \$396,500       | \$0                 | \$0              | -                |
|                    | Total                  | \$49,900            | \$346,600                       | \$396,500       | \$0                 | \$0              | 3,949.00         |
| 2022 Payable 2023  | 203                    | \$38,800            | \$244,600                       | \$283,400       | \$0                 | \$0              | -                |
|                    | Total                  | \$38,800            | \$244,600                       | \$283,400       | \$0                 | \$0              | 2,717.00         |
| 2021 Payable 2022  | 203                    | \$43,200            | \$193,300                       | \$236,500       | \$0                 | \$0              | -                |
|                    | Total                  | \$43,200            | \$193,300                       | \$236,500       | \$0                 | \$0              | 2,205.00         |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$4,049.00             | \$25.00             | \$4,074.00                      | \$49,704        | \$345,241           | \$394,945        |                  |
| 2023               | \$2,943.00             | \$25.00             | \$2,968.00                      | \$37,194        | \$234,472           | \$271,666        |                  |
| 2022               | \$2,693.00             | \$25.00             | \$2,718.00                      | \$40,286        | \$180,259           | \$220,545        |                  |

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