



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/20/2025 10:03:25 PM

General Details							
Parcel ID:		280-0013-00917					
Legal Description Details							
Plat Name:		CANOSIA					
Section	Township	Range	Lot	Block			
20	51	15	-	-			
Description:		PART OF S 30 AC OF SE1/4 COMM AT S1/4 OF SEC 20 THENCE ON AN ASSUMED BEARING N88DEG26'55"E ALONG S LINE OF SE1/4 878.74 FT TO E LINE OF W 10 AC THENCE N01DEG10'00"W 33.00 FT TO PT OF BEG THENCE CONT ALONG E LINE N01DEG10'00"W 462.72 FT TO N LINE OF S 30 AC THENCE ALONG N LINE N88DEG26'55"E 808.44 FT THENCE S01DEG10' 00"E 462.72 FT TO A PT 33.00 FT N OF S LINE OF SE1/4 THENCE S88DEG26'55"W ALONG A LINE 33.00 FT N & PARALLEL TO S LINE 808.44 FT TO PT OF BEG					
Taxpayer Details							
Taxpayer Name		ROLAND DEAN P					
and Address:		PO BOX 16696 DULUTH MN 55816					
Owner Details							
Owner Name		ROLAND DEAN P					
Payable 2025 Tax Summary							
2025 - Net Tax		\$4,541.00					
2025 - Special Assessments		\$29.00					
2025 - Total Tax & Special Assessments		\$4,570.00					
Current Tax Due (as of 9/19/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,285.00	2025 - 2nd Half Tax	\$2,285.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,285.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,285.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$2,285.00	2025 - Total Due	\$2,285.00		
Parcel Details							
Property Address:		5531 COUNTRYSIDE DR, DULUTH MN					
School District:		704					
Tax Increment District:		-					
Property/Homesteader:		ROLAND, DEAN P					
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
201	1 - Owner Homestead (100.00% total)	\$129,500	\$354,900	\$484,400	\$0	\$0	-
Total:		\$129,500	\$354,900	\$484,400	\$0	\$0	4814



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Land Details

Deeded Acres: 8.60
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: W - DRILLED WELL
Gas Code & Desc: -
Sewer Code & Desc: M - MOUND
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/frnPlatStatPopUp.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	2004	1,404	1,404	AVG Quality / 1263 Ft ²	MOD - MODULAR
Segment	Story	Width	Length	Area	Foundation
BAS	1	27	52	1,404	BASEMENT
DK	1	0	0	496	POST ON GROUND
DK	1	6	6	36	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
3.0 BATHS	5 BEDROOMS	-	0	C&AC&EXCH, PROPANE	

Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2004	672	672	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	28	672	FOUNDATION

Improvement 3 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2003	676	1,014	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1.5	26	26	676	-

Improvement 4 Details (10X12 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND

Improvement 5 Details (8X14 WEST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	112	112	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	14	112	POST ON GROUND

Improvement 6 Details (14X24 WEST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	336	336	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	14	336	POST ON GROUND



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Improvement 7 Details (SHED 8X10)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	POST ON GROUND

Improvement 8 Details (CARPORT)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
CAR PORT	0	216	216	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	18	216	POST ON GROUND

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
07/2009	\$220,000	186855
04/2002	\$50,000	145819

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201	\$127,200	\$344,000	\$471,200	\$0	\$0	-
	Total	\$127,200	\$344,000	\$471,200	\$0	\$0	4,671.00
2023 Payable 2024	201	\$115,600	\$344,000	\$459,600	\$0	\$0	-
	Total	\$115,600	\$344,000	\$459,600	\$0	\$0	4,596.00
2022 Payable 2023	201	\$110,300	\$293,600	\$403,900	\$0	\$0	-
	Total	\$110,300	\$293,600	\$403,900	\$0	\$0	4,030.00
2021 Payable 2022	201	\$51,600	\$295,400	\$347,000	\$0	\$0	-
	Total	\$51,600	\$295,400	\$347,000	\$0	\$0	3,410.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$4,711.00	\$25.00	\$4,736.00	\$115,600	\$344,000	\$459,600
2023	\$4,345.00	\$25.00	\$4,370.00	\$110,057	\$292,954	\$403,011
2022	\$4,141.00	\$25.00	\$4,166.00	\$50,706	\$290,284	\$340,990

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