



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/20/2025 6:37:22 PM

| General Details                                   |  |                            |                   |                         |                   |                 |                     |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID:  | 280-0014-00176   |                            |                   |                         |                   |                 |                     |
| Document:   | Abstract - 01254130  |                            |                   |                         |                   |                 |                     |
| Document Date:                                    | 01/09/2015   |                            |                   |                         |                   |                 |                     |
| Legal Description Details                         |  |                            |                   |                         |                   |                 |                     |
| Plat Name:  | CANOSIA  |                            |                   |                         |                   |                 |                     |
| Section   | Township   | Range                      | Lot               | Block                   |                   |                 |                     |
| 22  | 51   | 15                         | -                 | -                       |                   |                 |                     |
| Description:                                      | THAT PART OF THE S 561 FT OF NW1/4 OF SW1/4 DESCRIBED AS FOLLOWS BEG AT SW COR OF NW1/4 OF SW1/4 THENCE N ALONG W LINE 200 FT TO N LINE OF S 200 FT THENCE ELY ALONG SAID N LINE 400 FT TO E LINE OF W 400 FT OF NW1/4 OF SW1/4 THENCE NLY ALONG E 361 FT TO N LINE OF S 561 FT OF NW1/4 OF SW1/4 THENCE ELY ALONG N LINE 914.58 FT TO E LINE OF FORTY THENCE SLY ALONG E LINE 561 FT TO SE COR OF FORTY THENCE WLY ALONG S LINE 1314.84 FT TO PT OF BEG |                            |                   |                         |                   |                 |                     |
| Taxpayer Details                                  |  |                            |                   |                         |                   |                 |                     |
| Taxpayer Name                                     | HELGESON ROBERT E & HILL   |                            |                   |                         |                   |                 |                     |
| and Address:                                      | KRISTIE MARIE<br>5160 UGSTAD RD<br>DULUTH MN 55811   |                            |                   |                         |                   |                 |                     |
| Owner Details                                     |  |                            |                   |                         |                   |                 |                     |
| Owner Name  | HELGESON ROBERT E  |                            |                   |                         |                   |                 |                     |
| Owner Name  | HILL KRISTIE MARIE   |                            |                   |                         |                   |                 |                     |
| Payable 2025 Tax Summary                          |  |                            |                   |                         |                   |                 |                     |
| 2025 - Net Tax                                    |  |                            |                   | \$4,019.00              |                   |                 |                     |
| 2025 - Special Assessments                        |  |                            |                   | \$29.00                 |                   |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                            |                   | <b>\$4,048.00</b>       |                   |                 |                     |
| Current Tax Due (as of 9/19/2025)                 |  |                            |                   |                         |                   |                 |                     |
| Due May 15  |  | Due October 15             |                   |                         | Total Due         |                 |                     |
| 2025 - 1st Half Tax                               | \$2,024.00   | 2025 - 2nd Half Tax        | \$2,024.00        | 2025 - 1st Half Tax Due | \$0.00            |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$2,024.00   | 2025 - 2nd Half Tax Paid   | \$0.00            | 2025 - 2nd Half Tax Due | \$2,024.00        |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>  | <b>2025 - 2nd Half Due</b> | <b>\$2,024.00</b> | <b>2025 - Total Due</b> | <b>\$2,024.00</b> |                 |                     |
| Parcel Details                                    |  |                            |                   |                         |                   |                 |                     |
| Property Address:                                 | 5160 UGSTAD RD, DULUTH MN  |                            |                   |                         |                   |                 |                     |
| School District:                                  | 700  |                            |                   |                         |                   |                 |                     |
| Tax Increment District:                           | -  |                            |                   |                         |                   |                 |                     |
| Property/Homesteader:                             | HILL, KRISTIE M  |                            |                   |                         |                   |                 |                     |
| 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 |
| 201   | 1 - Owner Homestead<br>(100.00% total)   | \$143,600                  | \$288,100         | \$431,700               | \$0               | \$0             | -                   |
| <b>Total:</b>                                     |  | <b>\$143,600</b>           | <b>\$288,100</b>  | <b>\$431,700</b>        | <b>\$0</b>        | <b>\$0</b>      | <b>4240</b>         |



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## Land Details

**Deeded Acres:** 13.62  
**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](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            | 1994          | 1,540                      | 1,540                      | -                 | RAM - RAMBL/RNCH   |
| Segment          | Story         | Width                      | Length                     | Area              | Foundation         |
| BAS              | 1             | 2                          | 14                         | 28                | -                  |
| BAS              | 1             | 28                         | 54                         | 1,512             | -                  |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC              |                    |
| 1.75 BATHS       | -             | -                          | 0                          | CENTRAL, ELECTRIC |                    |

## Improvement 2 Details (DET GARAGE)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1999       | 336                        | 336                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 14                         | 24                         | 336             | -                  |
| LT               | 1          | 8                          | 10                         | 80              | POST ON GROUND     |

## Improvement 3 Details (12X24 DG)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 0          | 288                        | 288                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 12                         | 24                         | 288             | -                  |

## Improvement 4 Details (POLE BUILD)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING    | 2015       | 3,200                      | 3,200                      | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 40                         | 80                         | 3,200           | FLOATING SLAB      |

## Improvement 5 Details (19X19 ST)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 361                        | 361                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 19                         | 19                         | 361             | FLOATING SLAB      |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 09/2014   | \$6,000        | 207442     |



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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  | 201                    | \$141,000           | \$278,900                       | \$419,900       | \$0                 | \$0              | -                |
|                    | Total                  | \$141,000           | \$278,900                       | \$419,900       | \$0                 | \$0              | 4,111.00         |
| 2023 Payable 2024  | 201                    | \$128,200           | \$278,900                       | \$407,100       | \$0                 | \$0              | -                |
|                    | Total                  | \$128,200           | \$278,900                       | \$407,100       | \$0                 | \$0              | 4,065.00         |
| 2022 Payable 2023  | 201                    | \$122,100           | \$238,100                       | \$360,200       | \$0                 | \$0              | -                |
|                    | Total                  | \$122,100           | \$238,100                       | \$360,200       | \$0                 | \$0              | 3,554.00         |
| 2021 Payable 2022  | 201                    | \$68,600            | \$241,800                       | \$310,400       | \$0                 | \$0              | -                |
|                    | Total                  | \$68,600            | \$241,800                       | \$310,400       | \$0                 | \$0              | 3,011.00         |
| 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                      | \$128,011       | \$278,488           | \$406,499        |                  |
| 2023               | \$3,841.00             | \$25.00             | \$3,866.00                      | \$120,465       | \$234,913           | \$355,378        |                  |
| 2022               | \$3,649.00             | \$25.00             | \$3,674.00                      | \$66,544        | \$234,552           | \$301,096        |                  |

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