



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 6:16:52 PM

General Details							
Parcel ID:	280-0014-00312						
Document:	Torrens - 967342.0						
Document Date:	02/01/2016						
Legal Description Details							
Plat Name:	CANOSIA						
	Section	Township	Range	Lot	Block		
	23	51	15	-	-		
Description:	S1/2 OF N1/2 OF S1/2 OF NW 1/4 OF NW 1/4						
Taxpayer Details							
Taxpayer Name	BRITTON JENNIFER & LARRY						
and Address:	5262 LAVAQUE RD DULUTH MN 55803						
Owner Details							
Owner Name	BRITTON JENNIFER						
Owner Name	BRITTON LARRY						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$1,898.00
	2026 - Special Assessments						\$34.00
	2026 - Total Tax & Special Assessments						\$1,932.00
Current Tax Due (as of 4/4/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$966.00	2026 - 2nd Half Tax	\$966.00	2026 - 1st Half Tax Due	\$966.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$966.00	
	2026 - 1st Half Due	\$966.00	2026 - 2nd Half Due	\$966.00	2026 - Total Due	\$1,932.00	
Parcel Details							
Property Address:	5262 LAVAQUE RD, DULUTH MN						
School District:	700						
Tax Increment District:	-						
Property/Homesteader:	BRITTON, LARRY J						
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)	\$116,800	\$103,800	\$220,600	\$0	\$0	-
	Total:	\$116,800	\$103,800	\$220,600	\$0	\$0	1939



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Land Details

Deeded Acres: 5.00
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/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	1940	1,424	1,424	U Quality / 0 Ft ²	RAM - RAMBL/RNCH																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>4</td> <td>18</td> <td>72</td> <td>BASEMENT</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>8</td> <td>34</td> <td>272</td> <td>FOUNDATION</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>30</td> <td>36</td> <td>1,080</td> <td>BASEMENT</td> </tr> <tr> <td>DK</td> <td>1</td> <td>7</td> <td>5</td> <td>35</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	4	18	72	BASEMENT	BAS	1	8	34	272	FOUNDATION	BAS	1	30	36	1,080	BASEMENT	DK	1	7	5	35	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation																														
BAS	1	4	18	72	BASEMENT																														
BAS	1	8	34	272	FOUNDATION																														
BAS	1	30	36	1,080	BASEMENT																														
DK	1	7	5	35	POST ON GROUND																														
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC																														
1.0 BATH	-	-		0	CENTRAL, FUEL OIL																														

Improvement 2 Details (CARPORT)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
CAR PORT	0	288	288	-	-												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>12</td> <td>24</td> <td>288</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	12	24	288	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation												
BAS	1	12	24	288	POST ON GROUND												

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2006	\$60,000	187083
10/2004	\$60,000	162541

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	\$115,500	\$103,800	\$219,300	\$0	\$0	-
	Total	\$115,500	\$103,800	\$219,300	\$0	\$0	1,925.00
2024 Payable 2025	201	\$113,400	\$100,400	\$213,800	\$0	\$0	-
	Total	\$113,400	\$100,400	\$213,800	\$0	\$0	1,865.00
2023 Payable 2024	201	\$103,200	\$100,400	\$203,600	\$0	\$0	-
	Total	\$103,200	\$100,400	\$203,600	\$0	\$0	1,847.00
2022 Payable 2023	201	\$98,500	\$85,800	\$184,300	\$0	\$0	-
	Total	\$98,500	\$85,800	\$184,300	\$0	\$0	1,361.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$1,847.00	\$29.00	\$1,876.00	\$98,916	\$87,576	\$186,492
2024	\$1,859.00	\$25.00	\$1,884.00	\$93,612	\$91,072	\$184,684
2023	\$1,493.00	\$25.00	\$1,518.00	\$87,462	\$76,185	\$163,647

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