



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 6:15:19 PM

General Details							
Parcel ID:		280-0014-00360					
Legal Description Details							
Plat Name:		CANOSIA					
Section	Township	Range	Lot	Block			
23	51	15	-	-			
Description:		N1/2 OF S1/2 OF S1/2 OF NW 1/4 OF NW 1/4					
Taxpayer Details							
Taxpayer Name and Address:		MINER PATRICIA RYAN 5256 LAVAQUE RD DULUTH MN 55803					
Owner Details							
Owner Name		MINER PATRICIA RYAN					
Payable 2026 Tax Summary							
		2026 - Net Tax		\$4,164.00			
		2026 - Special Assessments		\$34.00			
		2026 - Total Tax & Special Assessments		\$4,198.00			
Current Tax Due (as of 4/4/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$2,099.00	2026 - 2nd Half Tax	\$2,099.00	2026 - 1st Half Tax Due	\$2,099.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$2,099.00		
2026 - 1st Half Due	\$2,099.00	2026 - 2nd Half Due	\$2,099.00	2026 - Total Due	\$4,198.00		
Parcel Details							
Property Address:		5256 LAVAQUE RD, DULUTH MN					
School District:		700					
Tax Increment District:		-					
Property/Homesteader:		MINER, PATRICIA R					
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 (50.00% total)	\$116,800	\$310,200	\$427,000	\$0	\$0	-
Total:		\$116,800	\$310,200	\$427,000	\$0	\$0	4229



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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:	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.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
HOUSE	2018	1,440	1,440	U Quality / 0 Ft ²	MOD - MODULAR		
		Segment	Story	Width	Length	Area	Foundation
		BAS	1	72	20	1,440	BASEMENT
		DK	1	5	5	25	POST ON GROUND
		DK	1	6	6	36	POST ON GROUND
		DK	1	8	40	320	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC		
2.0 BATHS	4 BEDROOMS	-		0	C&AIR_COND, PROPANE		

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
GARAGE	2018	960	960	-	DETACHED		
		Segment	Story	Width	Length	Area	Foundation
		BAS	1	14	24	336	-
		DKX	1	4	6	24	POST ON GROUND
		LAG	1	24	26	624	-

Improvement 3 Details (18X12 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	216	216	-	-		
		Segment	Story	Width	Length	Area	Foundation
		BAS	1	12	18	216	POST ON GROUND

Improvement 4 Details (7X7 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	49	49	-	-		
		Segment	Story	Width	Length	Area	Foundation
		BAS	1	7	7	49	POST ON GROUND

Improvement 5 Details (7X7 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	49	49	-	-		
		Segment	Story	Width	Length	Area	Foundation
		BAS	1	7	7	49	POST ON GROUND



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Improvement 6 Details (SHED 8X9)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	72	72	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	8	9	72	POST ON GROUND	

Improvement 7 Details (SHED 7X10)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	70	70	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	7	10	70	POST ON GROUND	

Improvement 8 Details (HOOP 10X20)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	200	200	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	1	10	20	200	POST ON GROUND	

Sales Reported to the St. Louis County Auditor	
No Sales information reported.	

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	\$316,000	\$431,500	\$0	\$0	-
	Total	\$115,500	\$316,000	\$431,500	\$0	\$0	4,277.00
2024 Payable 2025	201	\$113,400	\$306,100	\$419,500	\$0	\$0	-
	Total	\$113,400	\$306,100	\$419,500	\$0	\$0	4,152.00
2023 Payable 2024	201	\$103,200	\$306,100	\$409,300	\$0	\$0	-
	Total	\$103,200	\$306,100	\$409,300	\$0	\$0	4,091.00
2022 Payable 2023	201	\$98,500	\$254,200	\$352,700	\$0	\$0	-
	Total	\$98,500	\$254,200	\$352,700	\$0	\$0	3,500.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$4,055.00	\$29.00	\$4,084.00	\$112,211	\$302,891	\$415,102
2024	\$4,075.00	\$25.00	\$4,100.00	\$103,149	\$305,949	\$409,098
2023	\$3,781.00	\$25.00	\$3,806.00	\$97,732	\$252,219	\$349,951



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