



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/20/2025 4:56:53 PM

General Details							
Parcel ID:	280-0014-00370						
Document:	Abstract - 01494034						
Document:	Torrens - 1082297.0						
Document Date:	08/21/2024						

Legal Description Details				
Plat Name:	CANOSIA			
Section	Township	Range	Lot	Block
23	51	15	-	-
Description:	S1/2 of S1/2 of S1/2 of NW1/4 of NW1/4			

Taxpayer Details	
Taxpayer Name	HANSON BRENDA
and Address:	5248 LAVAQUE ROAD DULUTH MN 55803

Owner Details	
Owner Name	HANSON BRENDA

Payable 2025 Tax Summary	
2025 - Net Tax	\$2,889.00
2025 - Special Assessments	\$29.00
2025 - Total Tax & Special Assessments	\$2,918.00

Current Tax Due (as of 9/19/2025)					
Due May 15		Due October 15		Total Due	
2025 - 1st Half Tax	\$1,459.00	2025 - 2nd Half Tax	\$1,459.00	2025 - 1st Half Tax Due	\$1,561.13
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,459.00
2025 - 1st Half Penalty	\$102.13	2025 - 2nd Half Penalty	\$0.00	Delinquent Tax	
2025 - 1st Half Due	\$1,561.13	2025 - 2nd Half Due	\$1,459.00	2025 - Total Due	\$3,020.13

Parcel Details	
Property Address:	5250 LAVAQUE RD, DULUTH MN
School District:	700
Tax Increment District:	-
Property/Homesteader:	HANSON, WESLEY J & BRENDA L

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)	\$115,500	\$205,800	\$321,300	\$0	\$0	-
Total:		\$115,500	\$205,800	\$321,300	\$0	\$0	3037



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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.
MANUFACTURED HOME	2006	1,680	1,680	-	DBL - DBL WIDE

Segment	Story	Width	Length	Area	Foundation
BAS	1	16	28	448	FOUNDATION
BAS	1	28	44	1,232	-
DK	1	0	0	289	POST ON GROUND
DK	1	10	9	90	POST ON GROUND
DK	1	12	24	288	POST ON GROUND
SP	1	12	12	144	POST ON GROUND

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
2.0 BATHS	4 BEDROOMS	-	-	CENTRAL, GAS

Improvement 2 Details (32X36 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	1,152	1,152	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	32	36	1,152	-

Improvement 3 Details (24X24 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1980	576	576	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FLOATING SLAB

Improvement 4 Details (POLE BLDG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	1998	1,456	1,456	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	26	56	1,456	POST ON GROUND

Improvement 5 Details (SHED)

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



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Improvement 6 Details (FAB HOOP)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	240	240	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	12	20	240	POST ON GROUND		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
11/1995		\$15,000 (This is part of a multi parcel sale.)			106620		
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	\$113,400	\$199,200	\$312,600	\$0	\$0	-
	Total	\$113,400	\$199,200	\$312,600	\$0	\$0	2,942.00
2023 Payable 2024	201	\$103,200	\$199,200	\$302,400	\$0	\$0	-
	Total	\$103,200	\$199,200	\$302,400	\$0	\$0	2,924.00
2022 Payable 2023	201	\$98,500	\$170,100	\$268,600	\$0	\$0	-
	Total	\$98,500	\$170,100	\$268,600	\$0	\$0	2,555.00
2021 Payable 2022	201	\$43,600	\$159,800	\$203,400	\$0	\$0	-
	Total	\$43,600	\$159,800	\$203,400	\$0	\$0	1,845.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,923.00	\$25.00	\$2,948.00	\$99,779	\$192,597	\$292,376	
2023	\$2,773.00	\$25.00	\$2,798.00	\$93,708	\$161,826	\$255,534	
2022	\$2,253.00	\$25.00	\$2,278.00	\$39,541	\$144,925	\$184,466	

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