



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 6:17:59 PM

| General Details                                   |  |                            |                |                         |                 |              |                  |
|---|--|----------------------------|----------------|-------------------------|-----------------|--------------|------------------|
| Parcel ID:  | 280-0014-00410                         |                            |                |                         |                 |              |                  |
| 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:                                      | N1/2 of N1/2 of W1/2 of SE1/4 of NW1/4 |                            |                |                         |                 |              |                  |
| Taxpayer Details                                  |  |                            |                |                         |                 |              |                  |
| Taxpayer Name                                     | HANSON BRENDA                          |                            |                |                         |                 |              |                  |
| and Address:                                      | 5240 LAVAQUE RD<br>DULUTH MN 55803     |                            |                |                         |                 |              |                  |
| Owner Details                                     |  |                            |                |                         |                 |              |                  |
| Owner Name  | HANSON BRENDA                          |                            |                |                         |                 |              |                  |
| Payable 2026 Tax Summary                          |  |                            |                |                         |                 |              |                  |
| 2026 - Net Tax                                    |  |                            | \$58.00        |                         |                 |              |                  |
| 2026 - Special Assessments                        |  |                            | \$0.00         |                         |                 |              |                  |
| <b>2026 - Total Tax &amp; Special Assessments</b> |  |                            | <b>\$58.00</b> |                         |                 |              |                  |
| Current Tax Due (as of 4/4/2026)                  |  |                            |                |                         |                 |              |                  |
| Due May 15  |  | Due October 15             |                |                         | Total Due       |              |                  |
| 2026 - 1st Half Tax                               | \$29.00                                | 2026 - 2nd Half Tax        | \$29.00        | 2026 - 1st Half Tax Due | \$29.00         |              |                  |
| 2026 - 1st Half Tax Paid                          | \$0.00                                 | 2026 - 2nd Half Tax Paid   | \$0.00         | 2026 - 2nd Half Tax Due | \$29.00         |              |                  |
| 2026 - 1st Half Penalty                           | \$0.00                                 | 2026 - 2nd Half Penalty    | \$0.00         | Delinquent Tax          | \$82.63         |              |                  |
| <b>2026 - 1st Half Due</b>                        | <b>\$29.00</b>                         | <b>2026 - 2nd Half Due</b> | <b>\$29.00</b> | <b>2026 - Total Due</b> | <b>\$140.63</b> |              |                  |
| Delinquent Taxes (as of 4/4/2026)                 |  |                            |                |                         |                 |              |                  |
| Tax Year  | Net Tax                                | Penalty                    | Cst/Fees       | Interest                | Total Due       |              |                  |
| 2025  | \$54.00                                | \$6.75                     | \$20.00        | \$1.88                  | <b>\$82.63</b>  |              |                  |
| <b>Total:</b>                                     | <b>\$54.00</b>                         | <b>\$6.75</b>              | <b>\$20.00</b> | <b>\$1.88</b>           | <b>\$82.63</b>  |              |                  |
| Parcel Details                                    |  |                            |                |                         |                 |              |                  |
| Property Address:                                 | -                                      |                            |                |                         |                 |              |                  |
| School District:                                  | 700                                    |                            |                |                         |                 |              |                  |
| Tax Increment District:                           | -                                      |                            |                |                         |                 |              |                  |
| Property/Homesteader:                             | HANSON, WESLEY J & BRENDA L            |                            |                |                         |                 |              |                  |
| Assessment Details (2026 Payable 2027)            |  |                            |                |                         |                 |              |                  |
| Class Code<br>(Legend)                            | Homestead Status                       | Land EMV                   | Bldg EMV       | Total EMV               | Def Land EMV    | Def Bldg EMV | Net Tax Capacity |
| 111   | 0 - Non Homestead                      | \$7,200                    | \$0            | \$7,200                 | \$0             | \$0          | -                |
| <b>Total:</b>                                     |  | <b>\$7,200</b>             | <b>\$0</b>     | <b>\$7,200</b>          | <b>\$0</b>      | <b>\$0</b>   | <b>72</b>        |



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| Land Details   |                     |   |                                 |                 |                     |                  |                  |
|--|---------------------|---|---------------------------------|-----------------|---------------------|------------------|------------------|
| Deeded Acres:  | 5.00                |   |                                 |                 |                     |                  |                  |
| Waterfront:  | -                   |   |                                 |                 |                     |                  |                  |
| Water Front Feet:  | 0.00                |   |                                 |                 |                     |                  |                  |
| Water Code & Desc:   | -                   |   |                                 |                 |                     |                  |                  |
| Gas Code & Desc:   | -                   |   |                                 |                 |                     |                  |                  |
| Sewer Code & Desc:   | -                   |   |                                 |                 |                     |                  |                  |
| 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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                     |   |                                 |                 |                     |                  |                  |
| 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 |
| 2025 Payable 2026  | 111                 | \$7,100   | \$0                             | \$7,100         | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$7,100</b>                                  | <b>\$0</b>                      | <b>\$7,100</b>  | <b>\$0</b>          | <b>\$0</b>       | <b>71.00</b>     |
| 2024 Payable 2025  | 111                 | \$7,000   | \$0                             | \$7,000         | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$7,000</b>                                  | <b>\$0</b>                      | <b>\$7,000</b>  | <b>\$0</b>          | <b>\$0</b>       | <b>70.00</b>     |
| 2023 Payable 2024  | 111                 | \$6,300   | \$0                             | \$6,300         | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$6,300</b>                                  | <b>\$0</b>                      | <b>\$6,300</b>  | <b>\$0</b>          | <b>\$0</b>       | <b>63.00</b>     |
| 2022 Payable 2023  | 111                 | \$6,000   | \$0                             | \$6,000         | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$6,000</b>                                  | <b>\$0</b>                      | <b>\$6,000</b>  | <b>\$0</b>          | <b>\$0</b>       | <b>60.00</b>     |
| Tax Detail History   |                     |   |                                 |                 |                     |                  |                  |
| Tax Year   | Tax                 | Special Assessments                             | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2025   | \$54.00             | \$0.00  | \$54.00                         | \$7,000         | \$0                 | \$7,000          |                  |
| 2024   | \$50.00             | \$0.00  | \$50.00                         | \$6,300         | \$0                 | \$6,300          |                  |
| 2023   | \$52.00             | \$0.00  | \$52.00                         | \$6,000         | \$0                 | \$6,000          |                  |

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