



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/20/2025 6:36:57 PM

General Details							
Parcel ID:	280-0015-00243						
Document:	Abstract - 947182						
Document Date:	05/25/2004						
Legal Description Details							
Plat Name:	CANOSIA						
Section	Township	Range	Lot	Block			
29	51	15	-	-			
Description:	WLY 590 FT OF N1/2 OF N1/2 OF NE1/4 OF NE1/4 EX NLY 33 FT						
Taxpayer Details							
Taxpayer Name	CARLSON JAMES H						
and Address:	5540 COUNTRYSIDE DR DULUTH MN 55811-8709						
Owner Details							
Owner Name	CARLSON JAMES H						
Owner Name	CARLSON KRISTIN H						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,533.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$4,562.00				
Current Tax Due (as of 9/19/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,281.00	2025 - 2nd Half Tax	\$2,281.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,281.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,281.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$2,281.00	2025 - Total Due	\$2,281.00		
Parcel Details							
Property Address:	5540 COUNTRYSIDE DR, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	CARLSON, JAMES H & KRISTIN H						
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)	\$98,200	\$390,700	\$488,900	\$0	\$0	-
Total:		\$98,200	\$390,700	\$488,900	\$0	\$0	4864



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Land Details

Deeded Acres: 4.02
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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2004	1,472	1,472	AVG Quality / 1147 Ft ²	SE - SPLT ENTRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	1	38	38	CANTILEVER
BAS	1	7	12	84	FOUNDATION
BAS	1	25	27	675	BASEMENT
CW	1	14	16	224	PIERS AND FOOTINGS
DK	1	0	0	100	POST ON GROUND
DK	1	0	0	240	POST ON GROUND
DK	1	4	6	24	PIERS AND FOOTINGS
DK	1	16	14	224	PIERS AND FOOTINGS
SP	1	8	12	96	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.0 BATHS	6 BEDROOM	-		0	C&AC&EXCH, GAS

Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2004	874	874	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	1	6	6	FOUNDATION
BAS	1	28	31	868	FOUNDATION

Improvement 3 Details (2020 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2020	884	884	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	34	884	-

Improvement 4 Details (HOOP SHEDS)

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



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Improvement 5 Details (PATIO)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
	0	196	196	-	B - BRICK	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	14	14	196	-	

Improvement 6 Details (PATIO 2)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
	0	324	324	-	B - BRICK	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	18	18	324	-	

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
05/2004	\$25,000	158784

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	\$96,500	\$373,900	\$470,400	\$0	\$0	-
	Total	\$96,500	\$373,900	\$470,400	\$0	\$0	4,662.00
2023 Payable 2024	201	\$87,900	\$373,900	\$461,800	\$0	\$0	-
	Total	\$87,900	\$373,900	\$461,800	\$0	\$0	4,618.00
2022 Payable 2023	201	\$83,900	\$319,000	\$402,900	\$0	\$0	-
	Total	\$83,900	\$319,000	\$402,900	\$0	\$0	4,019.00
2021 Payable 2022	201	\$56,100	\$298,800	\$354,900	\$0	\$0	-
	Total	\$56,100	\$298,800	\$354,900	\$0	\$0	3,496.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$4,733.00	\$25.00	\$4,758.00	\$87,900	\$373,900	\$461,800
2023	\$4,333.00	\$25.00	\$4,358.00	\$83,696	\$318,225	\$401,921
2022	\$4,245.00	\$25.00	\$4,270.00	\$55,262	\$294,339	\$349,601

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