



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 10:06:22 AM

| General Details | | | | | | | |
|--|---|-------------------|----------------------------|-------------------|-------------------------|-------------------|---------------------|
| Parcel ID: | 280-0015-00252 | | | | | | |
| Document: | Abstract - 01494395 | | | | | | |
| Document Date: | 08/14/2024 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | CANOSIA | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | 29 | 51 | 15 | - | - | | |
| Description: | N1/2 OF W1/2 OF NW1/4 OF NE1/4 EX S1/2 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | MINERICH GREG | | | | | | |
| and Address: | 5614 CHRISTIANSON RD DULUTH MN 55811 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | MINERICH GREG | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | | | | \$3,720.00 |
| | 2026 - Special Assessments | | | | | | \$34.00 |
| | 2026 - Total Tax & Special Assessments | | | | | | \$3,754.00 |
| Current Tax Due (as of 4/4/2026) | | | | | | | |
| | Due May 15 | | Due October 15 | | Total Due | | |
| | 2026 - 1st Half Tax | \$1,877.00 | 2026 - 2nd Half Tax | \$1,877.00 | 2026 - 1st Half Tax Due | \$1,877.00 | |
| | 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$1,877.00 | |
| | 2026 - 1st Half Due | \$1,877.00 | 2026 - 2nd Half Due | \$1,877.00 | 2026 - Total Due | \$3,754.00 | |
| Parcel Details | | | | | | | |
| Property Address: | 5614 CHRISTIANSON RD, DULUTH MN | | | | | | |
| School District: | 704 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | MINERICH, GREG M | | | | | | |
| 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) | \$115,400 | \$269,500 | \$384,900 | \$0 | \$0 | - |
| | Total: | \$115,400 | \$269,500 | \$384,900 | \$0 | \$0 | 3730 |



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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 | 2017 | 1,232 | 1,232 | - | MOD - MODULAR | | | | | | | | | | | | | | | | | | | | | | | | |
| <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>28</td> <td>44</td> <td>1,232</td> <td>-</td> </tr> <tr> <td>DK</td> <td>1</td> <td>6</td> <td>8</td> <td>48</td> <td>PIERS AND FOOTINGS</td> </tr> <tr> <td>DK</td> <td>1</td> <td>6</td> <td>12</td> <td>72</td> <td>PIERS AND FOOTINGS</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 1 | 28 | 44 | 1,232 | - | DK | 1 | 6 | 8 | 48 | PIERS AND FOOTINGS | DK | 1 | 6 | 12 | 72 | PIERS AND FOOTINGS |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | | | | | | | | | | | | | |
| BAS | 1 | 28 | 44 | 1,232 | - | | | | | | | | | | | | | | | | | | | | | | | | |
| DK | 1 | 6 | 8 | 48 | PIERS AND FOOTINGS | | | | | | | | | | | | | | | | | | | | | | | | |
| DK | 1 | 6 | 12 | 72 | PIERS AND FOOTINGS | | | | | | | | | | | | | | | | | | | | | | | | |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.75 BATHS | 2 BEDROOMS | - | | 0 | C&AIR_EXCH, ELECTRIC | | | | | | | | | | | | | | | | | | | | | | | | |

Improvement 2 Details (AG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | |
|--|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|-----|----|----|-----|---|
| GARAGE | 0 | 420 | 525 | - | ATTACHED | | | | | | | | | | | | |
| <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>1.2</td> <td>15</td> <td>28</td> <td>420</td> <td>-</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 1.2 | 15 | 28 | 420 | - |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | |
| BAS | 1.2 | 15 | 28 | 420 | - | | | | | | | | | | | | |

Improvement 3 Details (DG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | | | | | | | |
|---|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|----|-----|---|----|---|---|----|-----|---|
| GARAGE | 1995 | 780 | 780 | - | DETACHED | | | | | | | | | | | | | | | | | | |
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| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | | | | | | | |
| BAS | 1 | 26 | 30 | 780 | - | | | | | | | | | | | | | | | | | | |
| LT | 1 | 8 | 26 | 208 | - | | | | | | | | | | | | | | | | | | |

Improvement 4 Details (30X36 PB)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | |
|--|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|----|-------|---------------|
| POLE BUILDING | 2024 | 1,080 | 1,080 | - | - | | | | | | | | | | | | |
| <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>30</td> <td>36</td> <td>1,080</td> <td>FLOATING SLAB</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 1 | 30 | 36 | 1,080 | FLOATING SLAB |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | |
| BAS | 1 | 30 | 36 | 1,080 | FLOATING SLAB | | | | | | | | | | | | |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 08/2024 | \$370,000 | 259891 |
| 10/2016 | \$83,000 | 218591 |
| 01/1993 | \$0 | 105033 |



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| 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 | \$114,100 | \$269,500 | \$383,600 | \$0 | \$0 | - |
| | Total | \$114,100 | \$269,500 | \$383,600 | \$0 | \$0 | 3,716.00 |
| 2024 Payable 2025 | 201 | \$112,100 | \$236,800 | \$348,900 | \$0 | \$0 | - |
| | Total | \$112,100 | \$236,800 | \$348,900 | \$0 | \$0 | 3,338.00 |
| 2023 Payable 2024 | 201 | \$102,000 | \$236,800 | \$338,800 | \$0 | \$0 | - |
| | Total | \$102,000 | \$236,800 | \$338,800 | \$0 | \$0 | 3,321.00 |
| 2022 Payable 2023 | 201 | \$97,300 | \$202,100 | \$299,400 | \$0 | \$0 | - |
| | Total | \$97,300 | \$202,100 | \$299,400 | \$0 | \$0 | 2,891.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$3,257.00 | \$29.00 | \$3,286.00 | \$107,233 | \$226,518 | \$333,751 | |
| 2024 | \$3,413.00 | \$25.00 | \$3,438.00 | \$99,968 | \$232,084 | \$332,052 | |
| 2023 | \$3,129.00 | \$25.00 | \$3,154.00 | \$93,955 | \$195,151 | \$289,106 | |

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