



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 10:03:15 AM

General Details							
Parcel ID:	280-0015-00280						
Document:	Abstract - 968735						
Document Date:	12/04/2004						
Legal Description Details							
Plat Name:	CANOSIA						
	Section	Township	Range	Lot	Block		
	29	51	15	-	-		
Description:	NE1/4 OF NW1/4 EX NW1/4						
Taxpayer Details							
Taxpayer Name	CHALSTROM TROY W						
and Address:	5630 CHRISTIANSON RD DULUTH MN 55811						
Owner Details							
Owner Name	CHALSTROM TROY W						
Owner Name	CHARLSTROM BETTY C						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$5,370.00
	2026 - Special Assessments						\$34.00
	2026 - Total Tax & Special Assessments						\$5,404.00
Current Tax Due (as of 4/4/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$2,702.00	2026 - 2nd Half Tax	\$2,702.00	2026 - 1st Half Tax Due	\$2,702.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$2,702.00	
	2026 - 1st Half Due	\$2,702.00	2026 - 2nd Half Due	\$2,702.00	2026 - Total Due	\$5,404.00	
Parcel Details							
Property Address:	5630 CHRISTIANSON RD, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	CHALSTROM, TROY W & BETTY C						
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)	\$136,000	\$368,500	\$504,500	\$0	\$0	-
111	0 - Non Homestead	\$43,700	\$0	\$43,700	\$0	\$0	-
	Total:	\$179,700	\$368,500	\$548,200	\$0	\$0	5479



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Land Details

Deeded Acres:	30.00
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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1992	2,256	2,256	-	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	-
BAS	1	28	60	1,680	-
DK	1	16	20	320	POST ON GROUND
OP	1	4	8	32	-
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	3 BEDROOMS	-	0	C&AIR_EXCH, ELECTRIC	

Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1992	1,672	1,672	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	32	832	-
BAS	1	28	30	840	-

Improvement 3 Details (10X14 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	140	140	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	14	10	140	POST ON GROUND

Improvement 4 Details (9X10 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2002	90	90	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	9	10	90	POST ON GROUND

Improvement 5 Details (FAB CARPRT)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
CAR PORT	0	240	240	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	20	240	POST ON GROUND



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Sales Reported to the St. Louis County Auditor							
Sale Date	Purchase Price			CRV Number			
12/2004	\$52,000			163033			
12/1997	\$25,000			119334			
06/1997	\$20,000			116579			
07/1993	\$0			104964			
05/1993	\$10,000			91430			
07/1992	\$5,000			84974			
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	\$134,400	\$368,500	\$502,900	\$0	\$0	-
	111	\$43,200	\$0	\$43,200	\$0	\$0	-
	Total	\$177,600	\$368,500	\$546,100	\$0	\$0	5,452.00
2024 Payable 2025	201	\$132,000	\$357,200	\$489,200	\$0	\$0	-
	111	\$42,300	\$0	\$42,300	\$0	\$0	-
	Total	\$174,300	\$357,200	\$531,500	\$0	\$0	5,290.00
2023 Payable 2024	201	\$120,000	\$357,200	\$477,200	\$0	\$0	-
	111	\$38,200	\$0	\$38,200	\$0	\$0	-
	Total	\$158,200	\$357,200	\$515,400	\$0	\$0	5,154.00
2022 Payable 2023	201	\$114,400	\$304,800	\$419,200	\$0	\$0	-
	111	\$36,200	\$0	\$36,200	\$0	\$0	-
	Total	\$150,600	\$304,800	\$455,400	\$0	\$0	4,554.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$5,069.00	\$29.00	\$5,098.00	\$173,619	\$355,359	\$528,978	
2024	\$5,205.00	\$25.00	\$5,230.00	\$158,200	\$357,200	\$515,400	
2023	\$4,835.00	\$25.00	\$4,860.00	\$150,600	\$304,800	\$455,400	

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