



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 9:49:02 AM

| General Details                        |   |                   |                            |                   |                         |                   |                     |
|--|---|-------------------|----------------------------|-------------------|-------------------------|-------------------|---------------------|
| Parcel ID:                             | 280-0015-00300                                    |                   |                            |                   |                         |                   |                     |
| Document:                              | Abstract - 668425                                 |                   |                            |                   |                         |                   |                     |
| Document Date:                         | 09/10/1996  |                   |                            |                   |                         |                   |                     |
| Legal Description Details              |   |                   |                            |                   |                         |                   |                     |
| Plat Name:                             | CANOSIA   |                   |                            |                   |                         |                   |                     |
|  | Section   | Township          | Range                      | Lot               | Block                   |                   |                     |
|  | 29  | 51                | 15                         | -                 | -                       |                   |                     |
| Description:                           | E1/2 OF N1/2 OF N1/2 OF NW 1/4 OF NW 1/4          |                   |                            |                   |                         |                   |                     |
| Taxpayer Details                       |   |                   |                            |                   |                         |                   |                     |
| Taxpayer Name                          | ELD KEVIN R & EARLS CHRISTY L                     |                   |                            |                   |                         |                   |                     |
| and Address:                           | 5676 CHRISTIANSON RD<br>DULUTH MN 55811           |                   |                            |                   |                         |                   |                     |
| Owner Details                          |   |                   |                            |                   |                         |                   |                     |
| Owner Name                             | EARLS CHRISTY L                                   |                   |                            |                   |                         |                   |                     |
| Owner Name                             | ELD KEVIN R                                       |                   |                            |                   |                         |                   |                     |
| Payable 2026 Tax Summary               |   |                   |                            |                   |                         |                   |                     |
|  | 2026 - Net Tax                                    |                   |                            |                   |                         |                   | \$2,566.00          |
|  | 2026 - Special Assessments                        |                   |                            |                   |                         |                   | \$34.00             |
|  | <b>2026 - Total Tax &amp; Special Assessments</b> |                   |                            |                   |                         |                   | <b>\$2,600.00</b>   |
| Current Tax Due (as of 4/4/2026)       |   |                   |                            |                   |                         |                   |                     |
|  | Due May 15  |                   | Due October 15             |                   | Total Due               |                   |                     |
|  | 2026 - 1st Half Tax                               | \$1,300.00        | 2026 - 2nd Half Tax        | \$1,300.00        | 2026 - 1st Half Tax Due | \$1,300.00        |                     |
|  | 2026 - 1st Half Tax Paid                          | \$0.00            | 2026 - 2nd Half Tax Paid   | \$0.00            | 2026 - 2nd Half Tax Due | \$1,300.00        |                     |
|  | <b>2026 - 1st Half Due</b>                        | <b>\$1,300.00</b> | <b>2026 - 2nd Half Due</b> | <b>\$1,300.00</b> | <b>2026 - Total Due</b> | <b>\$2,600.00</b> |                     |
| Parcel Details                         |   |                   |                            |                   |                         |                   |                     |
| Property Address:                      | 5676 CHRISTIANSON RD, DULUTH MN                   |                   |                            |                   |                         |                   |                     |
| School District:                       | 704   |                   |                            |                   |                         |                   |                     |
| Tax Increment District:                | -   |                   |                            |                   |                         |                   |                     |
| Property/Homesteader:                  | ELD, KEVIN R & EARLS, CHRISTY L                   |                   |                            |                   |                         |                   |                     |
| Assessment Details (2026 Payable 2027) |   |                   |                            |                   |                         |                   |                     |
| Class Code<br>(Legend)                 | Homestead<br>Status                               | Land<br>EMV       | Bldg<br>EMV                | Total<br>EMV      | Def Land<br>EMV         | Def Bldg<br>EMV   | Net Tax<br>Capacity |
| 201                                    | 1 - Owner Homestead<br>(100.00% total)            | \$98,600          | \$179,200                  | \$277,800         | \$0                     | \$0               | -                   |
|  | <b>Total:</b>                                     | <b>\$98,600</b>   | <b>\$179,200</b>           | <b>\$277,800</b>  | <b>\$0</b>              | <b>\$0</b>        | <b>2563</b>         |



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## Land Details

|                               |                             |
|-------------------------------|-----------------------------|
| <b>Deeded Acres:</b>          | 5.00                        |
| <b>Waterfront:</b>            | -                           |
| <b>Water Front Feet:</b>      | 0.00                        |
| <b>Water Code &amp; Desc:</b> | W - DRILLED WELL            |
| <b>Gas Code &amp; Desc:</b>   | -                           |
| <b>Sewer Code &amp; Desc:</b> | S - ON-SITE SANITARY SYSTEM |
| <b>Lot Width:</b>             | 0.00                        |
| <b>Lot Depth:</b>             | 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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (2019 MH)

| Improvement Type  | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|-------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| MANUFACTURED HOME | 2019       | 1,568                      | 1,568                      | -               | DBL - DBL WIDE     |

  

| Segment | Story | Width | Length | Area  | Foundation         |
|---------|-------|-------|--------|-------|--------------------|
| BAS     | 1     | 28    | 56     | 1,568 | -                  |
| DK      | 1     | 0     | 0      | 125   | PIERS AND FOOTINGS |
| DK      | 1     | 10    | 12     | 120   | PIERS AND FOOTINGS |
| DK      | 1     | 12    | 24     | 288   | PIERS AND FOOTINGS |

  

|                   |                      |                   |                        |                  |
|-------------------|----------------------|-------------------|------------------------|------------------|
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b> | <b>Fireplace Count</b> | <b>HVAC</b>      |
| 2.0 BATHS         | 3 BEDROOMS           | -                 | -                      | CENTRAL, PROPANE |

## Improvement 2 Details (DET GARAGE)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 2001       | 896                        | 896                        | -               | DETACHED           |

  

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|------------|
| BAS     | 1     | 28    | 32     | 896  | -          |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 09/1996   | \$10,000       | 111381     |

## Assessment History

| Year              | Class Code<br>(Legend) | Land EMV        | Bldg EMV         | Total EMV        | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|-----------------|------------------|------------------|--------------|--------------|------------------|
| 2025 Payable 2026 | 201                    | \$97,500        | \$179,200        | \$276,700        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$97,500</b> | <b>\$179,200</b> | <b>\$276,700</b> | <b>\$0</b>   | <b>\$0</b>   | <b>2,551.00</b>  |
| 2024 Payable 2025 | 201                    | \$95,800        | \$173,700        | \$269,500        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$95,800</b> | <b>\$173,700</b> | <b>\$269,500</b> | <b>\$0</b>   | <b>\$0</b>   | <b>2,472.00</b>  |
| 2023 Payable 2024 | 201                    | \$87,300        | \$173,700        | \$261,000        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$87,300</b> | <b>\$173,700</b> | <b>\$261,000</b> | <b>\$0</b>   | <b>\$0</b>   | <b>2,473.00</b>  |
| 2022 Payable 2023 | 201                    | \$83,300        | \$148,300        | \$231,600        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$83,300</b> | <b>\$148,300</b> | <b>\$231,600</b> | <b>\$0</b>   | <b>\$0</b>   | <b>2,152.00</b>  |



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| Tax Detail History |            |                     |                                 |                 |                     |                  |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year           | Tax        | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2025               | \$2,425.00 | \$29.00             | \$2,454.00                      | \$87,875        | \$159,330           | \$247,205        |
| 2024               | \$2,551.00 | \$25.00             | \$2,576.00                      | \$82,701        | \$164,549           | \$247,250        |
| 2023               | \$2,339.00 | \$25.00             | \$2,364.00                      | \$77,403        | \$137,801           | \$215,204        |

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