



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/20/2025 10:04:18 PM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------|-------------------------|-------------------|------------------|
| Parcel ID: | 280-0015-00561 | | | | | | |
| Document: | Abstract - 0825152 | | | | | | |
| Document Date: | 07/30/2001 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | CANOSIA | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 30 | 51 | 15 | - | - | | | |
| Description: | PART OF LOT 3 BEG AT NW COR OF LOT 4 BLK 2 HOWIE- MARDYS ADD THENCE N 200 FT THENCE E 375 FT THENCE S 200 FT TO NE COR OF LOT 4 THENCE W 375 FT TO PT OF BEG | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name and Address: | NICOLSON JOHN C 5034 PIKE LN DULUTH MN 55811 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | NICOLSON ALLISON C | | | | | | |
| Owner Name | NICOLSON JOHN C | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$3,771.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$3,800.00 | | | |
| Current Tax Due (as of 9/19/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,900.00 | 2025 - 2nd Half Tax | \$1,900.00 | | 2025 - 1st Half Tax Due | \$0.00 | |
| 2025 - 1st Half Tax Paid | \$1,900.00 | 2025 - 2nd Half Tax Paid | \$0.00 | | 2025 - 2nd Half Tax Due | \$1,900.00 | |
| 2025 - 1st Half Due | \$0.00 | 2025 - 2nd Half Due | \$1,900.00 | | 2025 - Total Due | \$1,900.00 | |
| Parcel Details | | | | | | | |
| Property Address: | 5034 PIKE LN, DULUTH MN | | | | | | |
| School District: | 704 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | NICOLSON, JOHN C. & ALLISON | | | | | | |
| 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) | \$61,600 | \$348,100 | \$409,700 | \$0 | \$0 | - |
| Total: | | \$61,600 | \$348,100 | \$409,700 | \$0 | \$0 | 4000 |



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Land Details

Deeded Acres: 1.72
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/frnPlatStatPopUp.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 | 1971 | 1,456 | 1,456 | GD Quality / 1200 Ft ² | SE - SPLT ENTRY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 4 | 14 | 56 | WALKOUT BASEMENT |
| BAS | 1 | 28 | 50 | 1,400 | WALKOUT BASEMENT |
| DK | 1 | 9 | 20 | 180 | PIERS AND FOOTINGS |
| DK | 1 | 10 | 15 | 150 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 2.75 BATHS | 4 BEDROOMS | - | | 2 | CENTRAL, GAS |

Improvement 2 Details (DET GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1971 | 952 | 952 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 22 | 28 | 616 | FLOATING SLAB |
| WIG | 1 | 12 | 28 | 336 | FLOATING SLAB |

Improvement 3 Details (12X16 ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 2003 | 192 | 192 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 12 | 16 | 192 | FLOATING SLAB |
| LT | 1 | 8 | 10 | 80 | PIERS AND FOOTINGS |

Improvement 4 Details (PATIO)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| | 0 | 480 | 480 | - | B - BRICK |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 30 | 16 | 480 | - |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 07/2001 | \$179,000 | 141248 |
| 09/1998 | \$150,000 | 124212 |
| 12/1994 | \$135,500 | 102271 |
| 06/1993 | \$90,658 | 91328 |
| 11/1992 | \$93,900 | 87283 |
| 01/1992 | \$0 | 102270 |



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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 |
| 2024 Payable 2025 | 201 | \$60,600 | \$337,300 | \$397,900 | \$0 | \$0 | - |
| | Total | \$60,600 | \$337,300 | \$397,900 | \$0 | \$0 | 3,872.00 |
| 2023 Payable 2024 | 201 | \$55,500 | \$337,300 | \$392,800 | \$0 | \$0 | - |
| | Total | \$55,500 | \$337,300 | \$392,800 | \$0 | \$0 | 3,909.00 |
| 2022 Payable 2023 | 201 | \$53,100 | \$287,900 | \$341,000 | \$0 | \$0 | - |
| | Total | \$53,100 | \$287,900 | \$341,000 | \$0 | \$0 | 3,345.00 |
| 2021 Payable 2022 | 201 | \$65,800 | \$263,100 | \$328,900 | \$0 | \$0 | - |
| | Total | \$65,800 | \$263,100 | \$328,900 | \$0 | \$0 | 3,213.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$4,009.00 | \$25.00 | \$4,034.00 | \$55,233 | \$335,679 | \$390,912 | |
| 2023 | \$3,613.00 | \$25.00 | \$3,638.00 | \$52,080 | \$282,370 | \$334,450 | |
| 2022 | \$3,905.00 | \$25.00 | \$3,930.00 | \$64,272 | \$256,989 | \$321,261 | |

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