



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 6:45:17 AM

| General Details                                   |   |                            |                   |                         |                   |                 |                     |
|---|---|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID:  | 280-0015-00724  |                            |                   |                         |                   |                 |                     |
| Document:   | Torrens - 730/316   |                            |                   |                         |                   |                 |                     |
| Document Date:                                    | 01/03/1997  |                            |                   |                         |                   |                 |                     |
| Legal Description Details                         |   |                            |                   |                         |                   |                 |                     |
| Plat Name:  | CANOSIA   |                            |                   |                         |                   |                 |                     |
| Section   | Township  | Range                      | Lot               | Block                   |                   |                 |                     |
| 30  | 51  | 15                         | -                 | -                       |                   |                 |                     |
| Description:                                      | SW1/4 OF NW1/4 EX E 150 FT OF W 958 FT OF S 250 FT AND EX E 200 FT OF W 658 FT OF SLY 250 FT AND EX THAT PART LYING ELY OF WLY 958 FT AND EX BEG 658 FT E OF SW COR OF FORTY THENCE GO N ALONG PARALLEL TO W LINE TO N LINE OF FORTY THENCE E 300 FT ALONG N LINE THENCE S PARALLEL TO W LINE 1070 FT TO A PT 250 FT N OF S LINE OF FORTY THENCE W PARALLEL TO S LINE 150 FT THENCE S PARALLEL TO W LINE 250 FT THENCE W ALONG S LINE 150 FT TO PT OF BEG |                            |                   |                         |                   |                 |                     |
| Taxpayer Details                                  |   |                            |                   |                         |                   |                 |                     |
| Taxpayer Name                                     | YANKUS DAVID L  |                            |                   |                         |                   |                 |                     |
| and Address:                                      | 702 W SKYLINE<br>DULUTH MN 55806  |                            |                   |                         |                   |                 |                     |
| Owner Details                                     |   |                            |                   |                         |                   |                 |                     |
| Owner Name  | YANKUS DAVID L  |                            |                   |                         |                   |                 |                     |
| Payable 2026 Tax Summary                          |   |                            |                   |                         |                   |                 |                     |
| 2026 - Net Tax                                    |   |                            | \$2,127.00        |                         |                   |                 |                     |
| 2026 - Special Assessments                        |   |                            | \$17.00           |                         |                   |                 |                     |
| <b>2026 - Total Tax &amp; Special Assessments</b> |   |                            | <b>\$2,144.00</b> |                         |                   |                 |                     |
| Current Tax Due (as of 4/3/2026)                  |   |                            |                   |                         |                   |                 |                     |
| Due May 15  |   | Due October 15             |                   |                         | Total Due         |                 |                     |
| 2026 - 1st Half Tax                               | \$1,072.00  | 2026 - 2nd Half Tax        | \$1,072.00        | 2026 - 1st Half Tax Due | \$1,072.00        |                 |                     |
| 2026 - 1st Half Tax Paid                          | \$0.00  | 2026 - 2nd Half Tax Paid   | \$0.00            | 2026 - 2nd Half Tax Due | \$1,072.00        |                 |                     |
| <b>2026 - 1st Half Due</b>                        | <b>\$1,072.00</b>   | <b>2026 - 2nd Half Due</b> | <b>\$1,072.00</b> | <b>2026 - Total Due</b> | <b>\$2,144.00</b> |                 |                     |
| Parcel Details                                    |   |                            |                   |                         |                   |                 |                     |
| Property Address:                                 | 5889 N PIKE LAKE RD, DULUTH MN  |                            |                   |                         |                   |                 |                     |
| School District:                                  | 704   |                            |                   |                         |                   |                 |                     |
| Tax Increment District:                           | -   |                            |                   |                         |                   |                 |                     |
| Property/Homesteader:                             | -   |                            |                   |                         |                   |                 |                     |
| 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 |
| 151   | 0 - Non Homestead   | \$150,600                  | \$69,800          | \$220,400               | \$0               | \$0             | -                   |
| <b>Total:</b>                                     |   | <b>\$150,600</b>           | <b>\$69,800</b>   | <b>\$220,400</b>        | <b>\$0</b>        | <b>\$0</b>      | <b>2204</b>         |



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## Land Details

|                               |                  |
|-------------------------------|------------------|
| <b>Deeded Acres:</b>          | 18.32            |
| <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> | H - HOLDING TANK |
| <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 (CABIN)

| Improvement Type  | Year Built           | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish        | Style Code & Desc. |         |       |       |        |      |            |     |   |    |    |     |                    |     |     |   |    |     |                    |     |     |   |    |     |                    |    |   |   |   |    |                |
|---|----------------------|----------------------------|----------------------------|------------------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|----|-----|--------------------|-----|-----|---|----|-----|--------------------|-----|-----|---|----|-----|--------------------|----|---|---|---|----|----------------|
| HOUSE   | 1999                 | 560                        | 640                        | -                      | LOG - LOG          |         |       |       |        |      |            |     |   |    |    |     |                    |     |     |   |    |     |                    |     |     |   |    |     |                    |    |   |   |   |    |                |
| <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>12</td> <td>20</td> <td>240</td> <td>PIERS AND FOOTINGS</td> </tr> <tr> <td>BAS</td> <td>1.2</td> <td>7</td> <td>20</td> <td>140</td> <td>PIERS AND FOOTINGS</td> </tr> <tr> <td>BAS</td> <td>1.2</td> <td>9</td> <td>20</td> <td>180</td> <td>PIERS AND FOOTINGS</td> </tr> <tr> <td>DK</td> <td>1</td> <td>6</td> <td>4</td> <td>24</td> <td>POST ON GROUND</td> </tr> </tbody> </table> |                      |                            |                            |                        |                    | Segment | Story | Width | Length | Area | Foundation | BAS | 1 | 12 | 20 | 240 | PIERS AND FOOTINGS | BAS | 1.2 | 7 | 20 | 140 | PIERS AND FOOTINGS | BAS | 1.2 | 9 | 20 | 180 | PIERS AND FOOTINGS | DK | 1 | 6 | 4 | 24 | POST ON GROUND |
| Segment   | Story                | Width                      | Length                     | Area                   | Foundation         |         |       |       |        |      |            |     |   |    |    |     |                    |     |     |   |    |     |                    |     |     |   |    |     |                    |    |   |   |   |    |                |
| BAS   | 1                    | 12                         | 20                         | 240                    | PIERS AND FOOTINGS |         |       |       |        |      |            |     |   |    |    |     |                    |     |     |   |    |     |                    |     |     |   |    |     |                    |    |   |   |   |    |                |
| BAS   | 1.2                  | 7                          | 20                         | 140                    | PIERS AND FOOTINGS |         |       |       |        |      |            |     |   |    |    |     |                    |     |     |   |    |     |                    |     |     |   |    |     |                    |    |   |   |   |    |                |
| BAS   | 1.2                  | 9                          | 20                         | 180                    | PIERS AND FOOTINGS |         |       |       |        |      |            |     |   |    |    |     |                    |     |     |   |    |     |                    |     |     |   |    |     |                    |    |   |   |   |    |                |
| DK  | 1                    | 6                          | 4                          | 24                     | POST ON GROUND     |         |       |       |        |      |            |     |   |    |    |     |                    |     |     |   |    |     |                    |     |     |   |    |     |                    |    |   |   |   |    |                |
| <b>Bath Count</b>   | <b>Bedroom Count</b> | <b>Room Count</b>          |                            | <b>Fireplace Count</b> | <b>HVAC</b>        |         |       |       |        |      |            |     |   |    |    |     |                    |     |     |   |    |     |                    |     |     |   |    |     |                    |    |   |   |   |    |                |
| 1.0 BATH  | 1 BEDROOM            | -                          |                            | 0                      | STOVE/SPCE, WOOD   |         |       |       |        |      |            |     |   |    |    |     |                    |     |     |   |    |     |                    |     |     |   |    |     |                    |    |   |   |   |    |                |

## Improvement 2 Details (8X8 ST)

| Improvement Type   | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |         |       |       |        |      |            |     |   |   |   |    |                |
|--|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|---|---|----|----------------|
| STORAGE BUILDING   | 0          | 64                         | 64                         | -               | -                  |         |       |       |        |      |            |     |   |   |   |    |                |
| <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>8</td> <td>8</td> <td>64</td> <td>POST ON GROUND</td> </tr> </tbody> </table> |            |                            |                            |                 |                    | Segment | Story | Width | Length | Area | Foundation | BAS | 1 | 8 | 8 | 64 | POST ON GROUND |
| Segment  | Story      | Width                      | Length                     | Area            | Foundation         |         |       |       |        |      |            |     |   |   |   |    |                |
| BAS  | 1          | 8                          | 8                          | 64              | POST ON GROUND     |         |       |       |        |      |            |     |   |   |   |    |                |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 01/1997   | \$15,750       | 114633     |
| 07/1996   | \$15,750       | 110537     |
| 06/1993   | \$500          | 90284      |

## 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 | 151                    | \$148,800        | \$69,800        | \$218,600        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$148,800</b> | <b>\$69,800</b> | <b>\$218,600</b> | <b>\$0</b>   | <b>\$0</b>   | <b>2,186.00</b>  |
| 2024 Payable 2025 | 151                    | \$146,100        | \$67,600        | \$213,700        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$146,100</b> | <b>\$67,600</b> | <b>\$213,700</b> | <b>\$0</b>   | <b>\$0</b>   | <b>2,137.00</b>  |
| 2023 Payable 2024 | 151                    | \$132,500        | \$67,600        | \$200,100        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$132,500</b> | <b>\$67,600</b> | <b>\$200,100</b> | <b>\$0</b>   | <b>\$0</b>   | <b>2,001.00</b>  |
| 2022 Payable 2023 | 151                    | \$126,100        | \$57,700        | \$183,800        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$126,100</b> | <b>\$57,700</b> | <b>\$183,800</b> | <b>\$0</b>   | <b>\$0</b>   | <b>1,838.00</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               | \$2,019.50 | \$14.50             | \$2,034.00                      | \$146,100       | \$67,600            | \$213,700        |
| 2024               | \$1,965.50 | \$12.50             | \$1,978.00                      | \$132,500       | \$67,600            | \$200,100        |
| 2023               | \$1,933.50 | \$12.50             | \$1,946.00                      | \$126,100       | \$57,700            | \$183,800        |

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