



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 11:06:33 AM

| General Details | | | | | | | |
|--|-------------------------------------|---|-------------------|-------------------------|-------------------|--------------|------------------|
| Parcel ID: | | 280-0030-00174 | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | | CANOSIA | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 31 | 51 | 15 | - | - | | | |
| Description: | | W 400 FT OF LOT 4 LYING S OF OLD SOUTHSORE RD EX SLY 587 FT | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name and Address: | | WINSHIP BRUCE D 5890 BROOKS DR DULUTH MN 55811 | | | | | |
| Owner Details | | | | | | | |
| Owner Name | | WINSHIP BRUCE D | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | | 2026 - Net Tax | | | \$3,894.00 | | |
| | | 2026 - Special Assessments | | | \$34.00 | | |
| | | 2026 - Total Tax & Special Assessments | | | \$3,928.00 | | |
| Current Tax Due (as of 4/3/2026) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2026 - 1st Half Tax | \$1,964.00 | 2026 - 2nd Half Tax | \$1,964.00 | 2026 - 1st Half Tax Due | \$1,964.00 | | |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$1,964.00 | | |
| 2026 - 1st Half Due | \$1,964.00 | 2026 - 2nd Half Due | \$1,964.00 | 2026 - Total Due | \$3,928.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | | 5890 BROOKS DR, DULUTH MN | | | | | |
| School District: | | 704 | | | | | |
| Tax Increment District: | | - | | | | | |
| Property/Homesteader: | | WINSHIP, BRUCE D | | | | | |
| 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) | \$63,000 | \$337,400 | \$400,400 | \$0 | \$0 | - |
| Total: | | \$63,000 | \$337,400 | \$400,400 | \$0 | \$0 | 3899 |



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Land Details

| | |
|-------------------------------|-----------------------------|
| Deeded Acres: | 2.22 |
| 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 | 1,592 | 2,232 | - | 1S+ - 1+ STORY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 16 | 128 | FOUNDATION |
| BAS | 1 | 14 | 36 | 504 | FOUNDATION |
| BAS | 1 | 16 | 20 | 320 | FOUNDATION |
| BAS | 2 | 20 | 32 | 640 | FOUNDATION |
| CW | 1 | 8 | 16 | 128 | FOUNDATION |
| OP | 1 | 4 | 20 | 80 | FOUNDATION |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 3.0 BATHS | 3 BEDROOMS | - | 1 | CENTRAL, ELECTRIC | |

Improvement 2 Details (ATT GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1992 | 576 | 576 | - | ATTACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 24 | 576 | FOUNDATION |

Improvement 3 Details (DET GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 2010 | 672 | 672 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 28 | 672 | - |

Improvement 4 Details (PATIO)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| | 0 | 90 | 90 | - | PLN - PLAIN SLAB |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 0 | 0 | 90 | - |

Improvement 5 Details (PATIO2)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| | 0 | 96 | 96 | - | B - BRICK |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 8 | 12 | 96 | - |

Sales Reported to the St. Louis County Auditor

No Sales information reported.



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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 | \$62,300 | \$337,400 | \$399,700 | \$0 | \$0 | - |
| | Total | \$62,300 | \$337,400 | \$399,700 | \$0 | \$0 | 3,891.00 |
| 2024 Payable 2025 | 201 | \$61,300 | \$326,900 | \$388,200 | \$0 | \$0 | - |
| | Total | \$61,300 | \$326,900 | \$388,200 | \$0 | \$0 | 3,766.00 |
| 2023 Payable 2024 | 201 | \$56,100 | \$326,900 | \$383,000 | \$0 | \$0 | - |
| | Total | \$56,100 | \$326,900 | \$383,000 | \$0 | \$0 | 3,802.00 |
| 2022 Payable 2023 | 201 | \$53,700 | \$279,000 | \$332,700 | \$0 | \$0 | - |
| | Total | \$53,700 | \$279,000 | \$332,700 | \$0 | \$0 | 3,254.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$3,669.00 | \$29.00 | \$3,698.00 | \$59,466 | \$317,122 | \$376,588 | |
| 2024 | \$3,901.00 | \$25.00 | \$3,926.00 | \$55,694 | \$324,536 | \$380,230 | |
| 2023 | \$3,515.00 | \$25.00 | \$3,540.00 | \$52,522 | \$272,881 | \$325,403 | |

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