



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 9:15:34 AM

General Details							
Parcel ID:	280-0030-00310						
Document:	Abstract - 01479256						
Document:	Torrens - 1074738.0						
Document Date:	10/06/2023						
Legal Description Details							
Plat Name:	CANOSIA						
	Section	Township	Range	Lot	Block		
	31	51	15	-	-		
Description:	N1/2 OF SE1/4 OF SE1/4 EX PART S OF HWY & EX PART LYING N OF MILLER TRUNK RD & W OF ELY 33 FT						
Taxpayer Details							
Taxpayer Name	LARSON CAROLYN M & HEIZMAN ALAN A						
and Address:	5740 OLD MILLER TRUNK HWY DULUTH MN 55811						
Owner Details							
Owner Name	HEIZMAN ALAN A						
Owner Name	LARSON CAROLYN M						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$2,148.00
	2026 - Special Assessments						\$34.00
	2026 - Total Tax & Special Assessments						\$2,182.00
Current Tax Due (as of 4/3/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$1,091.00	2026 - 2nd Half Tax	\$1,091.00	2026 - 1st Half Tax Due	\$1,091.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,091.00	
	2026 - 1st Half Due	\$1,091.00	2026 - 2nd Half Due	\$1,091.00	2026 - Total Due	\$2,182.00	
Parcel Details							
Property Address:	5740 OLD MILLER TRUNK HWY, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	LARSON,CAROLYN M & HEIZMAN,ALAN A						
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)	\$45,100	\$193,200	\$238,300	\$0	\$0	-
	Total:	\$45,100	\$193,200	\$238,300	\$0	\$0	2132



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Land Details

Deeded Acres:	0.60
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	W - DRILLED WELL
Gas Code & Desc:	-
Sewer Code & Desc:	P - PUBLIC
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	1952	1,195	1,195	U Quality / 0 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	11	17	187	FOUNDATION
BAS	1	16	30	480	BASEMENT
BAS	1	24	22	528	BASEMENT
OP	1	5	11	55	FOUNDATION
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	2 BEDROOMS	-		0	C&AIR_COND, GAS

Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1952	360	360	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	15	24	360	FOUNDATION

Improvement 3 Details (10X7 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	70	70	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	7	70	POST ON GROUND

Improvement 4 Details (15X8 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	15	8	120	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2023	\$265,000 (This is part of a multi parcel sale.)	256803
11/2009	\$138,400	188149
07/2008	\$117,500	183384
10/2002	\$80,000	151116
10/1998	\$80,000	124481
10/1994	\$79,000	100331



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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	\$44,700	\$193,200	\$237,900	\$0	\$0	-
	Total	\$44,700	\$193,200	\$237,900	\$0	\$0	2,128.00
2024 Payable 2025	201	\$44,000	\$145,300	\$189,300	\$0	\$0	-
	Total	\$44,000	\$145,300	\$189,300	\$0	\$0	1,598.00
2023 Payable 2024	201	\$40,600	\$145,300	\$185,900	\$0	\$0	-
	Total	\$40,600	\$145,300	\$185,900	\$0	\$0	1,654.00
2022 Payable 2023	201	\$39,000	\$124,100	\$163,100	\$0	\$0	-
	Total	\$39,000	\$124,100	\$163,100	\$0	\$0	1,405.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$1,583.00	\$29.00	\$1,612.00	\$37,140	\$122,647	\$159,787	
2024	\$1,721.00	\$25.00	\$1,746.00	\$36,121	\$129,270	\$165,391	
2023	\$1,541.00	\$25.00	\$1,566.00	\$33,605	\$106,934	\$140,539	

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