



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/21/2025 4:56:50 AM

General Details							
Parcel ID:	280-0030-00725						
Document:	Torrens - 1060732.0						
Document Date:	08/17/2022						
Legal Description Details							
Plat Name:	CANOSIA						
Section	Township	Range	Lot	Block			
32	51	15	-	-			
Description:	WLY 396 FT OF N 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4						
Taxpayer Details							
Taxpayer Name	HANSEN RYAN & CARL STEPHANIE						
and Address:	5697 BIRCHWAY RD DULUTH MN 55811						
Owner Details							
Owner Name	CARL STEPHANIE						
Owner Name	HANSEN RYAN						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,317.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$3,346.00				
Current Tax Due (as of 9/20/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,673.00	2025 - 2nd Half Tax	\$1,673.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,673.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,673.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,673.00	2025 - Total Due	\$1,673.00		
Parcel Details							
Property Address:	5697 BIRCHWAY RD, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	CARL, STEPHANIE A & HANSEN, RYAN S						
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)	\$49,100	\$316,000	\$365,100	\$0	\$0	-
Total:		\$49,100	\$316,000	\$365,100	\$0	\$0	3514



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/21/2025 4:56:50 AM

Land Details

Deeded Acres: 1.46
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 (SFD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1963	1,254	1,254	GD Quality / 1128 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	9	31	279	WALKOUT BASEMENT
BAS	1	25	39	975	WALKOUT BASEMENT
CW	1	6	12	72	PIERS AND FOOTINGS
DK	1	0	0	280	PIERS AND FOOTINGS
DK	1	13	24	312	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	-		0	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	1989	1,080	1,080	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	36	1,080	FLOATING SLAB

Improvement 3 Details (12X14 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	168	168	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	14	168	POST ON GROUND

Improvement 4 Details (10X16 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	16	160	POST ON GROUND

Improvement 5 Details (10X10 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	100	100	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	10	100	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2022	\$350,000	250849
11/2011	\$123,000	195668



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/21/2025 4:56:50 AM

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	\$48,300	\$306,200	\$354,500	\$0	\$0	-
	Total	\$48,300	\$306,200	\$354,500	\$0	\$0	3,399.00
2023 Payable 2024	201	\$44,500	\$306,200	\$350,700	\$0	\$0	-
	Total	\$44,500	\$306,200	\$350,700	\$0	\$0	3,450.00
2022 Payable 2023	201	\$42,700	\$210,300	\$253,000	\$0	\$0	-
	Total	\$42,700	\$210,300	\$253,000	\$0	\$0	2,385.00
2021 Payable 2022	201	\$34,300	\$175,100	\$209,400	\$0	\$0	-
	Total	\$34,300	\$175,100	\$209,400	\$0	\$0	1,910.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,543.00	\$25.00	\$3,568.00	\$43,780	\$301,243	\$345,023	
2023	\$2,587.00	\$25.00	\$2,612.00	\$40,258	\$198,272	\$238,530	
2022	\$2,339.00	\$25.00	\$2,364.00	\$31,287	\$159,719	\$191,006	

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.