



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 7:43:10 AM

General Details							
Parcel ID:	280-0030-00734						
Document:	Torrens - 1070949.0						
Document Date:	07/31/2023						
Legal Description Details							
Plat Name:	CANOSIA						
	Section	Township	Range	Lot	Block		
	32	51	15	-	-		
Description:	W 264 FT OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4						
Taxpayer Details							
Taxpayer Name	BENOY DEREK & ROSE						
and Address:	4750 MIDWAY RD DULUTH MN 55811						
Owner Details							
Owner Name	BENOY DEREK						
Owner Name	BENOY ROSE						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$2,530.00			
	2026 - Special Assessments			\$34.00			
	<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$2,564.00</b>			
Current Tax Due (as of 4/3/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$1,282.00	2026 - 2nd Half Tax	\$1,282.00	2026 - 1st Half Tax Due	\$1,282.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,282.00	
	<b>2026 - 1st Half Due</b>	<b>\$1,282.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$1,282.00</b>	<b>2026 - Total Due</b>	<b>\$2,564.00</b>	
Parcel Details							
Property Address:	4750 MIDWAY RD, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	BENOY, DEREK T & ROSE M						
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)	\$40,300	\$230,000	\$270,300	\$0	\$0	-
	<b>Total:</b>	<b>\$40,300</b>	<b>\$230,000</b>	<b>\$270,300</b>	<b>\$0</b>	<b>\$0</b>	<b>2481</b>



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## Land Details

<b>Deeded Acres:</b>	1.01
<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>	P - PUBLIC
<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 (SFD)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1950	856	1,576	ECO Quality / 425 Ft <sup>2</sup>	2S - 2 STORY
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	4	14	56	LOW BASEMENT
BAS	1	8	10	80	LOW BASEMENT
BAS	2	24	30	720	LOW BASEMENT
DK	1	8	8	64	POST ON GROUND
DK	1	8	16	128	POST ON GROUND
DK	1	20	13	260	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
2.0 BATHS	4 BEDROOMS	-		0	CENTRAL, GAS

## Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1988	880	880	-	DETACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	22	22	484	FLOATING SLAB
LT	1	11	18	198	POST ON GROUND
WIG	1	18	22	396	-

## Improvement 3 Details (5X6 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	30	30	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	5	6	30	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2023	\$362,276	255044
02/2002	\$142,500	144907



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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	\$40,000	\$233,300	\$273,300	\$0	\$0	-
	<b>Total</b>	<b>\$40,000</b>	<b>\$233,300</b>	<b>\$273,300</b>	<b>\$0</b>	<b>\$0</b>	<b>2,513.00</b>
2024 Payable 2025	201	\$39,400	\$226,000	\$265,400	\$0	\$0	-
	<b>Total</b>	<b>\$39,400</b>	<b>\$226,000</b>	<b>\$265,400</b>	<b>\$0</b>	<b>\$0</b>	<b>2,427.00</b>
2023 Payable 2024	201	\$36,400	\$226,000	\$262,400	\$0	\$0	-
	<b>Total</b>	<b>\$36,400</b>	<b>\$226,000</b>	<b>\$262,400</b>	<b>\$0</b>	<b>\$0</b>	<b>2,488.00</b>
2022 Payable 2023	201	\$35,100	\$192,900	\$228,000	\$0	\$0	-
	<b>Total</b>	<b>\$35,100</b>	<b>\$192,900</b>	<b>\$228,000</b>	<b>\$0</b>	<b>\$0</b>	<b>2,113.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$2,381.00	\$29.00	\$2,410.00	\$36,035	\$206,701	\$242,736	
2024	\$2,567.00	\$25.00	\$2,592.00	\$34,510	\$214,266	\$248,776	
2023	\$2,297.00	\$25.00	\$2,322.00	\$32,526	\$178,754	\$211,280	

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