



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 11:07:08 AM

General Details							
Parcel ID:	280-0031-00032						
Document:	Abstract - 1343354						
Document Date:	10/06/2018						
Legal Description Details							
Plat Name:	CANOSIA						
	Section	Township	Range	Lot	Block		
	34	51	15	-	-		
Description:	The West 250 feet of the West 500 feet of the SW1/4 of the NE1/4						
Taxpayer Details							
Taxpayer Name	COOPER MICHELLE L & LANCE M						
and Address:	6040 HOWARD GNESEN RD DULUTH MN 55803-9265						
Owner Details							
Owner Name	COOPER LANCE M						
Owner Name	COOPER MICHELLE L						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$1,624.00
	2026 - Special Assessments						\$34.00
	2026 - Total Tax & Special Assessments						\$1,658.00
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$829.00	2026 - 2nd Half Tax	\$829.00	2026 - 1st Half Tax Due	\$829.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$829.00		
2026 - 1st Half Due	\$829.00	2026 - 2nd Half Due	\$829.00	2026 - Total Due	\$1,658.00		
Parcel Details							
Property Address:	5198 SAMUELSON RD, DULUTH MN						
School District:	700						
Tax Increment District:	-						
Property/Homesteader:	-						
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
204	0 - Non Homestead	\$124,900	\$43,600	\$168,500	\$0	\$0	-
Total:		\$124,900	\$43,600	\$168,500	\$0	\$0	1685



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Land Details

Deeded Acres:	7.59
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	D - DUG 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.
MANUFACTURED HOME	2005	832	832	-	SGL - SGL WIDE

Segment	Story	Width	Length	Area	Foundation
BAS	1	16	52	832	POST ON GROUND
DK	1	6	16	96	POST ON GROUND
DK	1	12	14	168	POST ON GROUND

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
1 BATH	2 BEDROOMS	-	-	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	1975	720	720	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	24	30	720	FLOATING SLAB

Improvement 3 Details (FAB CARPOR)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
CAR PORT	0	360	360	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	12	30	360	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2018	\$65,000 (This is part of a multi parcel sale.)	229196
11/2005	\$22,000 (This is part of a multi parcel sale.)	168588



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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	204	\$123,400	\$43,600	\$167,000	\$0	\$0	-
	Total	\$123,400	\$43,600	\$167,000	\$0	\$0	1,670.00
2024 Payable 2025	204	\$121,100	\$42,200	\$163,300	\$0	\$0	-
	Total	\$121,100	\$42,200	\$163,300	\$0	\$0	1,633.00
2023 Payable 2024	204	\$109,900	\$42,200	\$152,100	\$0	\$0	-
	Total	\$109,900	\$42,200	\$152,100	\$0	\$0	1,521.00
2022 Payable 2023	204	\$104,700	\$36,000	\$140,700	\$0	\$0	-
	Total	\$104,700	\$36,000	\$140,700	\$0	\$0	1,407.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$1,593.00	\$29.00	\$1,622.00	\$121,100	\$42,200	\$163,300	
2024	\$1,515.00	\$25.00	\$1,540.00	\$109,900	\$42,200	\$152,100	
2023	\$1,519.00	\$25.00	\$1,544.00	\$104,700	\$36,000	\$140,700	

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