



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 11:36:57 AM

| General Details                                   |  |                            |                   |                         |                   |              |                  |
|---|--|----------------------------|-------------------|-------------------------|-------------------|--------------|------------------|
| Parcel ID:  | 280-0031-00231   |                            |                   |                         |                   |              |                  |
| Document:   | Abstract - 01486387  |                            |                   |                         |                   |              |                  |
| Document Date:                                    | 04/08/2024   |                            |                   |                         |                   |              |                  |
| Legal Description Details                         |  |                            |                   |                         |                   |              |                  |
| Plat Name:  | CANOSIA  |                            |                   |                         |                   |              |                  |
| Section   | Township   | Range                      | Lot               | Block                   |                   |              |                  |
| 34  | 51   | 15                         | -                 | -                       |                   |              |                  |
| Description:                                      | That part of the W1/2 of NE1/4 of SE1/4 and the NW1/4 of SE1/4, described as follows: Commencing at the Northeast corner of said SE1/4; thence on an assumed bearing of S89deg50'28"W, along the north line of said SE1/4, a distance of 834.80 feet to the Point of Beginning of the parcel herein described; thence continuing on a bearing of S89deg50'28"W, along last said line, 888.02 feet; thence S00deg22'10"E, 548.25 feet; thence S51deg01'08"E, 341.12 feet to the Northwesterly right of way of Lavaque Bypass Road; thence N38deg58'52"E, along last said line, 984.48 feet to the Point of Beginning. |                            |                   |                         |                   |              |                  |
| Taxpayer Details                                  |  |                            |                   |                         |                   |              |                  |
| Taxpayer Name and Address:                        | CB DEVELOPMENT LLC<br>4184 NE VAN RD<br>DULUTH MN 55803  |                            |                   |                         |                   |              |                  |
| Owner Details                                     |  |                            |                   |                         |                   |              |                  |
| Owner Name  | CB DEVELOPMENT LLC   |                            |                   |                         |                   |              |                  |
| Payable 2026 Tax Summary                          |  |                            |                   |                         |                   |              |                  |
| 2026 - Net Tax                                    |  |                            |                   | \$6,414.00              |                   |              |                  |
| 2026 - Special Assessments                        |  |                            |                   | \$0.00                  |                   |              |                  |
| <b>2026 - Total Tax &amp; Special Assessments</b> |  |                            |                   | <b>\$6,414.00</b>       |                   |              |                  |
| Current Tax Due (as of 4/3/2026)                  |  |                            |                   |                         |                   |              |                  |
| Due May 15  |  | Due October 15             |                   |                         | Total Due         |              |                  |
| 2026 - 1st Half Tax                               | \$3,207.00   | 2026 - 2nd Half Tax        | \$3,207.00        | 2026 - 1st Half Tax Due | \$3,207.00        |              |                  |
| 2026 - 1st Half Tax Paid                          | \$0.00   | 2026 - 2nd Half Tax Paid   | \$0.00            | 2026 - 2nd Half Tax Due | \$3,207.00        |              |                  |
| <b>2026 - 1st Half Due</b>                        | <b>\$3,207.00</b>  | <b>2026 - 2nd Half Due</b> | <b>\$3,207.00</b> | <b>2026 - Total Due</b> | <b>\$6,414.00</b> |              |                  |
| Parcel Details                                    |  |                            |                   |                         |                   |              |                  |
| Property Address:                                 | 4795 LAVAQUE BYP, 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 |
| 233   | 0 - Non Homestead  | \$25,100                   | \$240,200         | \$265,300               | \$0               | \$0          | -                |
| <b>Total:</b>                                     |  | <b>\$25,100</b>            | <b>\$240,200</b>  | <b>\$265,300</b>        | <b>\$0</b>        | <b>\$0</b>   | <b>5306</b>      |



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| Land Details   |                     |  |                                 |                  |                     |                  |                  |
|--|---------------------|--|---------------------------------|------------------|---------------------|------------------|------------------|
| Deeded Acres:  | 9.44                |  |                                 |                  |                     |                  |                  |
| Waterfront:  | -                   |  |                                 |                  |                     |                  |                  |
| Water Front Feet:  | 0.00                |  |                                 |                  |                     |                  |                  |
| Water Code & Desc:   | -                   |  |                                 |                  |                     |                  |                  |
| Gas Code & Desc:   | -                   |  |                                 |                  |                     |                  |                  |
| Sewer Code & Desc:   | -                   |  |                                 |                  |                     |                  |                  |
| 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 <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                     |  |                                 |                  |                     |                  |                  |
| Improvement 1 Details (Util)   |                     |  |                                 |                  |                     |                  |                  |
| Improvement Type   | Year Built          | Main Floor Ft <sup>2</sup>                       | Gross Area Ft <sup>2</sup>      | Basement Finish  | Style Code & Desc.  |                  |                  |
| UTILITY  | 2021                | 6,000  | 6,000                           | -                | LT - LT UTILITY     |                  |                  |
| Segment  | Story               | Width  | Length                          | Area             | Foundation          |                  |                  |
| BAS  | 1                   | 60   | 100                             | 6,000            | FLOATING SLAB       |                  |                  |
| Improvement 2 Details  |                     |  |                                 |                  |                     |                  |                  |
| Improvement Type   | Year Built          | Main Floor Ft <sup>2</sup>                       | Gross Area Ft <sup>2</sup>      | Basement Finish  | Style Code & Desc.  |                  |                  |
| UTILITY  | 2022                | 672  | 672                             | -                | LT - LT UTILITY     |                  |                  |
| Segment  | Story               | Width  | Length                          | Area             | Foundation          |                  |                  |
| BAS  | 0                   | 24   | 28                              | 672              | FLOATING SLAB       |                  |                  |
| Sales Reported to the St. Louis County Auditor   |                     |  |                                 |                  |                     |                  |                  |
| Sale Date  |                     | Purchase Price                                   |                                 |                  | CRV Number          |                  |                  |
| 11/2018  |                     | \$206,000 (This is part of a multi parcel sale.) |                                 |                  | 229644              |                  |                  |
| Assessment History   |                     |  |                                 |                  |                     |                  |                  |
| Year   | Class Code (Legend) | Land EMV   | Bldg EMV                        | Total EMV        | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2025 Payable 2026  | 233                 | \$24,800   | \$240,200                       | \$265,000        | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$24,800</b>                                  | <b>\$240,200</b>                | <b>\$265,000</b> | <b>\$0</b>          | <b>\$0</b>       | <b>5,300.00</b>  |
| 2024 Payable 2025  | 233                 | \$53,300   | \$232,900                       | \$286,200        | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$53,300</b>                                  | <b>\$232,900</b>                | <b>\$286,200</b> | <b>\$0</b>          | <b>\$0</b>       | <b>5,724.00</b>  |
| 2023 Payable 2024  | 233                 | \$1,600  | \$232,900                       | \$234,500        | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$1,600</b>                                   | <b>\$232,900</b>                | <b>\$234,500</b> | <b>\$0</b>          | <b>\$0</b>       | <b>4,690.00</b>  |
| 2022 Payable 2023  | 233                 | \$1,500  | \$65,700                        | \$67,200         | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$1,500</b>                                   | <b>\$65,700</b>                 | <b>\$67,200</b>  | <b>\$0</b>          | <b>\$0</b>       | <b>1,344.00</b>  |
| Tax Detail History   |                     |  |                                 |                  |                     |                  |                  |
| Tax Year   | Tax                 | Special Assessments                              | Total Tax & Special Assessments | Taxable Land MV  | Taxable Building MV | Total Taxable MV |                  |
| 2025   | \$6,942.00          | \$0.00   | \$6,942.00                      | \$53,300         | \$232,900           | \$286,200        |                  |
| 2024   | \$5,800.00          | \$0.00   | \$5,800.00                      | \$1,600          | \$232,900           | \$234,500        |                  |
| 2023   | \$1,818.00          | \$0.00   | \$1,818.00                      | \$1,500          | \$65,700            | \$67,200         |                  |



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