



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 11:39:04 AM

General Details							
Parcel ID:	280-0031-00250						
Document:	Abstract - 01486388						
Document Date:	04/08/2024						
Legal Description Details							
Plat Name:	CANOSIA						
Section	Township	Range	Lot	Block			
34	51	15	-	-			
Description:	That part of 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 1722.82 feet; thence S00deg22'10"E, 548.25 feet; thence S67deg24'39"W, 372.66 feet to the Point of Beginning of the parcel herein described; thence S51deg01'08"E, 518.59 feet to the Northwesterly right of way of Lavaque Bypass Road; thence S38deg58'52"W, along last said line, 389.51 feet to the south line of said NW1/4 of SE1/4; thence S89deg47'57"W, along last said line, 711.24 feet to the west line of said SE1/4; thence N00deg15'03"W, along last said line, 400.65 feet to its intersection with a line bearing S67deg24'39"W from the point of beginning; thence N67deg24'39"E, 601.00 feet to the Point of Beginning.						
Taxpayer Details							
Taxpayer Name	CB DEVELOPMENT LLC						
and Address:	4184 NE VAN RD DULUTH MN 55803						
Owner Details							
Owner Name	CB DEVELOPMENT LLC						
Payable 2026 Tax Summary							
2026 - Net Tax				\$5,446.00			
2026 - Special Assessments				\$0.00			
2026 - Total Tax & Special Assessments				\$5,446.00			
Current Tax Due (as of 4/3/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$2,723.00	2026 - 2nd Half Tax	\$2,723.00	2026 - 1st Half Tax Due	\$2,723.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$2,723.00		
2026 - 1st Half Due	\$2,723.00	2026 - 2nd Half Due	\$2,723.00	2026 - Total Due	\$5,446.00		
Parcel Details							
Property Address:	4759 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	\$119,300	\$192,600	\$311,900	\$0	\$0	-
Total:		\$119,300	\$192,600	\$311,900	\$0	\$0	5488



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Land Details							
Deeded Acres:	10.01						
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 (EQUIP STRG)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
UTILITY	2019	4,800	4,800	-	EQP - LT EQUIP		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	60	80	4,800	FOUNDATION		
Improvement 2 Details (GARAGE)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
GARAGE	2025	896	896	-	DETACHED		
Segment	Story	Width	Length	Area	Foundation		
BAS	0	32	28	896	FLOATING SLAB		
Improvement 3 Details							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	480	480	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	0	8	20	160	POST ON GROUND		
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	\$117,800	\$169,600	\$287,400	\$0	\$0	-
	Total	\$117,800	\$169,600	\$287,400	\$0	\$0	4,998.00
2024 Payable 2025	233	\$53,300	\$164,400	\$217,700	\$0	\$0	-
	Total	\$53,300	\$164,400	\$217,700	\$0	\$0	3,604.00
2023 Payable 2024	204	\$28,100	\$29,700	\$57,800	\$0	\$0	-
	233	\$95,100	\$164,400	\$259,500	\$0	\$0	-
	Total	\$123,200	\$194,100	\$317,300	\$0	\$0	5,018.00
2022 Payable 2023	204	\$26,500	\$26,900	\$53,400	\$0	\$0	-
	233	\$89,900	\$149,000	\$238,900	\$0	\$0	-
	Total	\$116,400	\$175,900	\$292,300	\$0	\$0	4,562.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2025	\$3,760.00	\$0.00	\$3,760.00	\$53,300	\$164,400	\$217,700
2024	\$5,447.00	\$25.00	\$5,472.00	\$123,200	\$194,100	\$317,300
2023	\$5,325.00	\$25.00	\$5,350.00	\$116,400	\$175,900	\$292,300

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