



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/20/2025 8:18:51 PM

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 Northwestern 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 2025 Tax Summary							
2025 - Net Tax				\$3,760.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$3,760.00			
Current Tax Due (as of 9/19/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,880.00	2025 - 2nd Half Tax	\$1,880.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,880.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,880.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,880.00	2025 - Total Due	\$1,880.00		
Parcel Details							
Property Address:	4759 LAVAQUE BYP, DULUTH MN						
School District:	700						
Tax Increment District:	-						
Property/Homesteader:	-						
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
233	0 - Non Homestead	\$117,800	\$169,600	\$287,400	\$0	\$0	-
Total:		\$117,800	\$169,600	\$287,400	\$0	\$0	4998



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/20/2025 8:18:51 PM

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		
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
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
2021 Payable 2022	204	\$16,200	\$35,500	\$51,700	\$0	\$0	-
	233	\$54,900	\$120,100	\$175,000	\$0	\$0	-
	Total	\$71,100	\$155,600	\$226,700	\$0	\$0	3,267.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
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	
2022	\$4,271.00	\$25.00	\$4,296.00	\$71,100	\$155,600	\$226,700	



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/20/2025 8:18:51 PM

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.