



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 11:38:35 AM

General Details	
Parcel ID:	280-0031-00255
Document:	Abstract - 01486386
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 to the Point of Beginning of the parcel herein described; thence on a bearing of S00deg22'10"E, 548.25 feet; thence S67deg24'39"W, 561.60 feet; thence N00deg15'03"W, 762.78 feet to the north line of said SE1/4; thence N89deg50'28"E, along last said line, 518.58 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	\$468.00
2026 - Special Assessments	\$34.00
2026 - Total Tax & Special Assessments	\$502.00

Current Tax Due (as of 4/3/2026)					
Due May 15		Due October 15		Total Due	
2026 - 1st Half Tax	\$251.00	2026 - 2nd Half Tax	\$251.00	2026 - 1st Half Tax Due	\$251.00
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$251.00
2026 - 1st Half Due	\$251.00	2026 - 2nd Half Due	\$251.00	2026 - Total Due	\$502.00

Parcel Details	
Property Address:	5178 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	\$8,900	\$39,300	\$48,200	\$0	\$0	-
Total:		\$8,900	\$39,300	\$48,200	\$0	\$0	482



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Land Details					
Deeded Acres:	7.81				
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 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 Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
HOUSE	1951	736	736	-	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	16	256	FLOATING SLAB
BAS	1	20	24	480	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	1 BEDROOM	-	0	CENTRAL, FUEL OIL	
Improvement 2 Details (DET GARAGE)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
GARAGE	1952	476	476	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	34	476	FLOATING SLAB
Improvement 3 Details (QUONSET)					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1960	960	960	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	40	960	POST ON GROUND
Improvement 4 Details					
Improvement Type	Year Built	Main Floor Ft²	Gross Area Ft²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	480	480	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	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			



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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	\$8,800	\$39,300	\$48,100	\$0	\$0	-
	Total	\$8,800	\$39,300	\$48,100	\$0	\$0	481.00
2024 Payable 2025	204	\$3,100	\$29,700	\$32,800	\$0	\$0	-
	Total	\$3,100	\$29,700	\$32,800	\$0	\$0	328.00
2023 Payable 2024	111	\$15,800	\$0	\$15,800	\$0	\$0	-
	Total	\$15,800	\$0	\$15,800	\$0	\$0	158.00
2022 Payable 2023	111	\$15,000	\$0	\$15,000	\$0	\$0	-
	Total	\$15,000	\$0	\$15,000	\$0	\$0	150.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$320.00	\$0.00	\$320.00	\$3,100	\$29,700	\$32,800	
2024	\$126.00	\$0.00	\$126.00	\$15,800	\$0	\$15,800	
2023	\$128.00	\$0.00	\$128.00	\$15,000	\$0	\$15,000	

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