



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/20/2025 8:18:17 PM

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 2025 Tax Summary							
2025 - Net Tax				\$320.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$320.00			
Current Tax Due (as of 9/19/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$160.00		2025 - 2nd Half Tax \$160.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$160.00		2025 - 2nd Half Tax Paid \$160.00			2025 - 2nd Half Tax Due \$0.00		
2025 - 1st Half Due \$0.00		2025 - 2nd Half Due \$0.00			2025 - Total Due \$0.00		
Parcel Details							
Property Address:	5178 SAMUELSON RD, 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
204	0 - Non Homestead	\$8,800	\$39,300	\$48,100	\$0	\$0	-
Total:		\$8,800	\$39,300	\$48,100	\$0	\$0	481



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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/frnPlatStatPopUp.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.
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 Ft ²	Gross Area Ft ²	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 Ft ²	Gross Area Ft ²	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 Ft ²	Gross Area Ft ²	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
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
2021 Payable 2022	111	\$20,000	\$0	\$20,000	\$0	\$0	-
	Total	\$20,000	\$0	\$20,000	\$0	\$0	200.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$126.00	\$0.00	\$126.00	\$15,800	\$0	\$15,800	
2023	\$128.00	\$0.00	\$128.00	\$15,000	\$0	\$15,000	
2022	\$194.00	\$0.00	\$194.00	\$20,000	\$0	\$20,000	

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