



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/20/2025 8:18:49 PM

General Details							
Parcel ID:	280-0031-00260						
Document:	Abstract - 1295230						
Document Date:	09/22/2016						
Legal Description Details							
Plat Name:	CANOSIA						
Section	Township	Range	Lot	Block			
34	51	15	-	-			
Description:	SW1/4 OF SE1/4 EX PART TAKEN FOR HWY & EX ELY ELY 410 FT & EX PART NWLY OF LAVAQUE BYPASS RD & EX WLY 400 FT OF ELY 810 FT OF SLY 660 FT & EX THAT PART LYING SELY OF LAVAQUE BYPASS RD AND LYING NELY OF THE FOLLOWING DESCRIBED LINE COMM AT NE COR OF SW1/4 OF SE1/4 THENCE W ALONG N LINE 410 FT THENCE S ALONG A LINE 410 FT DISTANCE AND PARALLEL WITH E LINE OF SW1/4 OF SE1/4 330 FT TO PT OF BEG OF LINE TO BE DESCRIBED THENCE DEFLECT 135DEG44'23" TO THE RIGHT IN A NWLY DIRECTION 287 FT TO CENTERLINE OF LAVAQUE BYPASS RD THERE TERMINATING						
Taxpayer Details							
Taxpayer Name and Address:	LEBLANC JAMES W & LINDA A 5199 SEVILLE RD DULUTH MN 55811						
Owner Details							
Owner Name	LEBLANC JAMES WALTER						
Owner Name	LEBLANC LINDA ANN						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,743.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,772.00			
Current Tax Due (as of 9/19/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,886.00	2025 - 2nd Half Tax	\$1,886.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,886.00	2025 - 2nd Half Tax Paid	\$1,886.00	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:	5199 SEVILLE RD, DULUTH MN						
School District:	700						
Tax Increment District:	-						
Property/Homesteader:	LEBLANC, JAMES W						
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
201	1 - Owner Homestead (100.00% total)	\$121,200	\$283,300	\$404,500	\$0	\$0	-
Total:		\$121,200	\$283,300	\$404,500	\$0	\$0	3944



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Land Details

Deeded Acres: 9.20
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: W - DRILLED 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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2014	1,587	1,587	U Quality / 0 Ft ²	MOD - MODULAR
Segment	Story	Width	Length	Area	Foundation
BAS	1	1	8	8	CANTILEVER
BAS	1	1	11	11	CANTILEVER
BAS	1	28	56	1,568	BASEMENT
DK	1	0	0	128	POST ON GROUND
DK	1	6	5	30	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	-		0	C&AIR_COND, PROPANE

Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1980	484	484	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	22	484	FLOATING SLAB

Improvement 3 Details (SCREENHOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SCREEN HOUSE	0	100	100	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	10	100	POST ON GROUND

Improvement 4 Details (12X12 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	144	144	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	12	144	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/1983	\$0	82229



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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	201	\$119,100	\$274,500	\$393,600	\$0	\$0	-
	Total	\$119,100	\$274,500	\$393,600	\$0	\$0	3,825.00
2023 Payable 2024	201	\$108,300	\$274,500	\$382,800	\$0	\$0	-
	Total	\$108,300	\$274,500	\$382,800	\$0	\$0	3,800.00
2022 Payable 2023	201	\$103,300	\$234,300	\$337,600	\$0	\$0	-
	Total	\$103,300	\$234,300	\$337,600	\$0	\$0	3,307.00
2021 Payable 2022	201	\$46,600	\$225,000	\$271,600	\$0	\$0	-
	Total	\$46,600	\$225,000	\$271,600	\$0	\$0	2,588.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,787.00	\$25.00	\$3,812.00	\$107,511	\$272,501	\$380,012	
2023	\$3,577.00	\$25.00	\$3,602.00	\$101,202	\$229,542	\$330,744	
2022	\$3,141.00	\$25.00	\$3,166.00	\$44,405	\$214,399	\$258,804	

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