



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/4/2026 9:16:12 AM

| General Details                        |  |                 |                            |                   |              |                         |                   |
|--|--|-----------------|----------------------------|-------------------|--------------|-------------------------|-------------------|
| Parcel ID:                             | 280-0031-00365   |                 |                            |                   |              |                         |                   |
| Document:                              | Abstract - 2753-2782   |                 |                            |                   |              |                         |                   |
| Document Date:                         | -  |                 |                            |                   |              |                         |                   |
| Legal Description Details              |  |                 |                            |                   |              |                         |                   |
| Plat Name:                             | CANOSIA  |                 |                            |                   |              |                         |                   |
|  | Section  | Township        | Range                      | Lot               | Block        |                         |                   |
|  | 35   | 51              | 15                         | -                 | -            |                         |                   |
| Description:                           | N1/2 OF SW1/4 OF NW1/4 EX W1/2 & EX THAT PART LYING NLY OF A LINE DESCRIBED AS FOLLOWS COMM AT A PT ON W LINE OF SW1/4 OF NW1/4 622.80 FT S OF NW COR THENCE NELY TO A PT ON E LINE OF SW1/4 OF NW1/4 187 FT S OF NE COR & THERE TERMINATING |                 |                            |                   |              |                         |                   |
| Taxpayer Details                       |  |                 |                            |                   |              |                         |                   |
| Taxpayer Name and Address:             | OLSON JAMES & JANET<br>4830 LAVAQUE RD<br>DULUTH MN 55811  |                 |                            |                   |              |                         |                   |
| Owner Details                          |  |                 |                            |                   |              |                         |                   |
| Owner Name                             | OLSEN JAMES C ETUX   |                 |                            |                   |              |                         |                   |
| Payable 2026 Tax Summary               |  |                 |                            |                   |              |                         |                   |
|  | 2026 - Net Tax   |                 |                            | \$4,334.00        |              |                         |                   |
|  | 2026 - Special Assessments   |                 |                            | \$34.00           |              |                         |                   |
|  | <b>2026 - Total Tax &amp; Special Assessments</b>  |                 |                            | <b>\$4,368.00</b> |              |                         |                   |
| Current Tax Due (as of 4/3/2026)       |  |                 |                            |                   |              |                         |                   |
|  | Due May 15   |                 | Due October 15             |                   | Total Due    |                         |                   |
| 2026 - 1st Half Tax                    | \$2,184.00   |                 | 2026 - 2nd Half Tax        | \$2,184.00        |              | 2026 - 1st Half Tax Due | \$2,184.00        |
| 2026 - 1st Half Tax Paid               | \$0.00   |                 | 2026 - 2nd Half Tax Paid   | \$0.00            |              | 2026 - 2nd Half Tax Due | \$2,184.00        |
| <b>2026 - 1st Half Due</b>             | <b>\$2,184.00</b>  |                 | <b>2026 - 2nd Half Due</b> | <b>\$2,184.00</b> |              | <b>2026 - Total Due</b> | <b>\$4,368.00</b> |
| Parcel Details                         |  |                 |                            |                   |              |                         |                   |
| Property Address:                      | 4830 LAVAQUE RD, DULUTH MN   |                 |                            |                   |              |                         |                   |
| School District:                       | 700  |                 |                            |                   |              |                         |                   |
| Tax Increment District:                | -  |                 |                            |                   |              |                         |                   |
| Property/Homesteader:                  | OLSEN, JAMES C & JANET   |                 |                            |                   |              |                         |                   |
| Assessment Details (2026 Payable 2027) |  |                 |                            |                   |              |                         |                   |
| Class Code<br>(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)  | \$97,400        | \$354,700                  | \$452,100         | \$0          | \$0                     | -                 |
| <b>Total:</b>                          |  | <b>\$97,400</b> | <b>\$354,700</b>           | <b>\$452,100</b>  | <b>\$0</b>   | <b>\$0</b>              | <b>4462</b>       |



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## Land Details

|                               |                             |
|-------------------------------|-----------------------------|
| <b>Deeded Acres:</b>          | 5.54                        |
| <b>Waterfront:</b>            | -                           |
| <b>Water Front Feet:</b>      | 0.00                        |
| <b>Water Code &amp; Desc:</b> | W - DRILLED WELL            |
| <b>Gas Code &amp; Desc:</b>   | -                           |
| <b>Sewer Code &amp; Desc:</b> | S - ON-SITE SANITARY SYSTEM |
| <b>Lot Width:</b>             | 0.00                        |
| <b>Lot Depth:</b>             | 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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (RESIDENCE)

| Improvement Type  | Year Built           | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish               | Style Code & Desc.              |
|-------------------|----------------------|----------------------------|----------------------------|-------------------------------|---------------------------------|
| HOUSE             | 1989                 | 1,592                      | 2,246                      | U Quality / 0 Ft <sup>2</sup> | LOG - LOG                       |
| <b>Segment</b>    | <b>Story</b>         | <b>Width</b>               | <b>Length</b>              | <b>Area</b>                   | <b>Foundation</b>               |
| BAS               | 1                    | 10                         | 12                         | 120                           | BASEMENT                        |
| BAS               | 1                    | 30                         | 20                         | 600                           | BASEMENT WITH EXTERIOR ENTRANCE |
| BAS               | 1.7                  | 12                         | 30                         | 360                           | BASEMENT WITH EXTERIOR ENTRANCE |
| BAS               | 1.7                  | 16                         | 32                         | 512                           | DOUBLE TUCK UNDER               |
| DK                | 1                    | 6                          | 10                         | 60                            | POST ON GROUND                  |
| DK                | 1                    | 6                          | 20                         | 120                           | CANTILEVER                      |
| DK                | 1                    | 6                          | 32                         | 192                           | POST ON GROUND                  |
| OP                | 1                    | 6                          | 46                         | 276                           | POST ON GROUND                  |
| OP                | 1                    | 10                         | 10                         | 100                           | POST ON GROUND                  |
| OP                | 1                    | 10                         | 34                         | 340                           | POST ON GROUND                  |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          | <b>Fireplace Count</b>     | <b>HVAC</b>                   |                                 |
| 2.5 BATHS         | -                    | -                          | 0                          | CENTRAL, GAS                  |                                 |

## Improvement 2 Details (STORAGE)

| Improvement Type | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1989         | 1,500                      | 1,500                      | -               | -                  |
| <b>Segment</b>   | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS              | 1            | 30                         | 50                         | 1,500           | POST ON GROUND     |
| LT               | 1            | 38                         | 10                         | 380             | POST ON GROUND     |
| LT               | 1            | 46                         | 12                         | 552             | POST ON GROUND     |

## Improvement 3 Details (LOAF)

| Improvement Type | Year Built   | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0            | 200                        | 200                        | -               | -                  |
| <b>Segment</b>   | <b>Story</b> | <b>Width</b>               | <b>Length</b>              | <b>Area</b>     | <b>Foundation</b>  |
| BAS              | 1            | 20                         | 10                         | 200             | POST ON GROUND     |

## Sales Reported to the St. Louis County Auditor

No Sales information reported.



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| Assessment History |                        |                     |                                 |                  |                     |                  |                  |
|--------------------|------------------------|---------------------|---------------------------------|------------------|---------------------|------------------|------------------|
| Year               | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV        | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2025 Payable 2026  | 201                    | \$96,300            | \$354,700                       | \$451,000        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$96,300</b>     | <b>\$354,700</b>                | <b>\$451,000</b> | <b>\$0</b>          | <b>\$0</b>       | <b>4,450.00</b>  |
| 2024 Payable 2025  | 201                    | \$94,600            | \$343,600                       | \$438,200        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$94,600</b>     | <b>\$343,600</b>                | <b>\$438,200</b> | <b>\$0</b>          | <b>\$0</b>       | <b>4,311.00</b>  |
| 2023 Payable 2024  | 201                    | \$86,200            | \$343,600                       | \$429,800        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$86,200</b>     | <b>\$343,600</b>                | <b>\$429,800</b> | <b>\$0</b>          | <b>\$0</b>       | <b>4,298.00</b>  |
| 2022 Payable 2023  | 201                    | \$82,300            | \$293,300                       | \$375,600        | \$0                 | \$0              | -                |
|                    | <b>Total</b>           | <b>\$82,300</b>     | <b>\$293,300</b>                | <b>\$375,600</b> | <b>\$0</b>          | <b>\$0</b>       | <b>3,722.00</b>  |
| Tax Detail History |                        |                     |                                 |                  |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV  | Taxable Building MV | Total Taxable MV |                  |
| 2025               | \$4,213.00             | \$29.00             | \$4,242.00                      | \$93,065         | \$338,023           | \$431,088        |                  |
| 2024               | \$4,281.00             | \$25.00             | \$4,306.00                      | \$86,200         | \$343,600           | \$429,800        |                  |
| 2023               | \$4,021.00             | \$25.00             | \$4,046.00                      | \$81,547         | \$290,617           | \$372,164        |                  |

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