



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/20/2025 4:59:15 PM

General Details							
Parcel ID:	280-0031-00392						
Document:	Abstract - 01513155						
Document Date:	06/27/2025						
Legal Description Details							
Plat Name:	CANOSIA						
Section	Township	Range	Lot	Block			
35	51	15	-	-			
Description:	NW1/4 OF SW1/4 EX WLY 335 FT OF NLY 648 FT & EX S 132 FT OF W 330 FT & EX WLY 996 FT OF SLY 219 FT OF NLY 867 FT						
Taxpayer Details							
Taxpayer Name and Address:	VANSTRUM KIRK R & MELISSA A 2089 IGLEHART AVE ST PAUL MN 55104						
Owner Details							
Owner Name	VANSTRUM KIRK R TRUST						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,335.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$2,364.00</b>			
Current Tax Due (as of 9/19/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,182.00	2025 - 2nd Half Tax	\$1,182.00		2025 - 1st Half Tax Due	\$0.00	
2025 - 1st Half Tax Paid	\$1,182.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$1,182.00	
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,182.00</b>		<b>2025 - Total Due</b>	<b>\$1,182.00</b>	
Parcel Details							
Property Address:	4756 LAVAQUE 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	\$113,600	\$145,700	\$259,300	\$0	\$0	-
111	0 - Non Homestead	\$9,900	\$0	\$9,900	\$0	\$0	-
Total:		\$123,500	\$145,700	\$269,200	\$0	\$0	2692



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## Land Details

**Deeded Acres:** 31.01  
**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](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	1921	988	1,482	U Quality / 0 Ft <sup>2</sup>	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1.5	26	38	988	BASEMENT
CW	1	6	8	48	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.25 BATHS	3 BEDROOMS	-	0	CENTRAL, FUEL OIL	

## Improvement 2 Details (CARPORT)

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

## Improvement 3 Details (SHED 10X20)

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	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	20	200	POST ON GROUND

## Improvement 4 Details (SEMI TRLR)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	40	320	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2024	\$275,000 (This is part of a multi parcel sale.)	260873



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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	\$111,600	\$141,200	\$252,800	\$0	\$0	-
	111	\$9,700	\$0	\$9,700	\$0	\$0	-
	Total	\$121,300	\$141,200	\$262,500	\$0	\$0	2,387.00
2023 Payable 2024	201	\$101,500	\$141,200	\$242,700	\$0	\$0	-
	111	\$8,700	\$0	\$8,700	\$0	\$0	-
	Total	\$110,200	\$141,200	\$251,400	\$0	\$0	2,360.00
2022 Payable 2023	201	\$96,900	\$120,500	\$217,400	\$0	\$0	-
	111	\$8,300	\$0	\$8,300	\$0	\$0	-
	Total	\$105,200	\$120,500	\$225,700	\$0	\$0	2,080.00
2021 Payable 2022	201	\$56,800	\$115,900	\$172,700	\$0	\$0	-
	111	\$26,000	\$0	\$26,000	\$0	\$0	-
	Total	\$82,800	\$115,900	\$198,700	\$0	\$0	1,770.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,349.00	\$25.00	\$2,374.00	\$103,761	\$132,242	\$236,003	
2023	\$2,247.00	\$25.00	\$2,272.00	\$97,322	\$110,704	\$208,026	
2022	\$2,105.00	\$25.00	\$2,130.00	\$75,664	\$101,339	\$177,003	

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