



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 3:04:52 AM

General Details							
Parcel ID:	365-0040-00030						
Document:	Abstract - 720054						
Document Date:	06/01/1998						
Legal Description Details							
Plat Name:	HUNTER LAKE 1ST ADDITION						
Section	Township	Range	Lot	Block			
-	-	-	-	-			
Description:	LOT 3 EX NLY 450 FT AND NLY 125 FT OF LOT 4						
Taxpayer Details							
Taxpayer Name	BROWN BRIAN D						
and Address:	6471 E HUNTER LAKE RD						
	DULUTH MN 55803						
Owner Details							
Owner Name	BROWN BRIAN D						
Owner Name	BROWN JULIE A SEXTON						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,389.00			
2025 - Special Assessments				\$25.00			
2025 - Total Tax & Special Assessments				\$4,414.00			
Current Tax Due (as of 4/29/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,207.00	2025 - 2nd Half Tax	\$2,207.00		2025 - 1st Half Tax Due	\$2,207.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$2,207.00	
2025 - 1st Half Due	\$2,207.00	2025 - 2nd Half Due	\$2,207.00		2025 - Total Due	\$4,414.00	
Parcel Details							
Property Address:	6471 E HUNTER LAKE RD, DULUTH MN						
School District:	700						
Tax Increment District:	-						
Property/Homesteader:	BROWN, BRIAN D & JULIE A						
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)	\$83,900	\$345,200	\$429,100	\$0	\$0	-
Total:		\$83,900	\$345,200	\$429,100	\$0	\$0	4218



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Land Details

Deeded Acres: 0.00
Waterfront: HUNTER
Water Front Feet: 225.00
Water Code & Desc: D - DUG 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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1999	1,088	2,176	AVG Quality / 544 Ft ²	2S - 2 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	2	32	34	1,088	WALKOUT BASEMENT
CW	1	12	13	156	BASEMENT
DK	1	0	0	263	POST ON GROUND
DK	1	10	30	300	POST ON GROUND
OP	1	6	13	78	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.0 BATHS	3 BEDROOMS	-		0	C&AC&EXCH, PROPANE

Improvement 2 Details (GARAGE 1.2)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	672	840	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1.2	24	28	672	-

Improvement 3 Details (DG 24X28)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2012	672	672	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	28	672	-

Improvement 4 Details (POLE BLDG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	0	1,440	1,440	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	32	45	1,440	POST ON GROUND
LT	1	11	45	495	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/1998	\$125,200	121779



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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	\$83,900	\$359,200	\$443,100	\$0	\$0	-
	Total	\$83,900	\$359,200	\$443,100	\$0	\$0	4,370.00
2023 Payable 2024	201	\$80,200	\$342,200	\$422,400	\$0	\$0	-
	Total	\$80,200	\$342,200	\$422,400	\$0	\$0	4,224.00
2022 Payable 2023	201	\$80,200	\$342,200	\$422,400	\$0	\$0	-
	Total	\$80,200	\$342,200	\$422,400	\$0	\$0	4,224.00
2021 Payable 2022	201	\$67,700	\$294,600	\$362,300	\$0	\$0	-
	Total	\$67,700	\$294,600	\$362,300	\$0	\$0	3,581.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,335.00	\$25.00	\$4,360.00	\$80,200	\$342,200	\$422,400	
2023	\$4,673.00	\$25.00	\$4,698.00	\$80,200	\$342,200	\$422,400	
2022	\$4,431.00	\$25.00	\$4,456.00	\$66,923	\$291,221	\$358,144	

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