



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/15/2025 6:45:02 AM

General Details							
Parcel ID:	365-0041-00100						
Document:	Abstract - 01453541						
Document Date:	09/27/2022						
Legal Description Details							
Plat Name:	FISH LAKES SUNSET RIDGE						
Section	Township	Range	Lot	Block			
-	-	-	4	2			
Description:	That part of Lot 4, Block 2, being upland of a line parallel with and 3 feet upland, horizontal measure, of Fish Lake Reservoir, said Fish Lake Reservoir being bounded by the assigned Full Pool Level of 1352.37 feet (NAVD88).						
Taxpayer Details							
Taxpayer Name and Address:	KOHANSKI NOEL & TRICIA 6151 SUNSET RIDGE RD DULUTH MN 55803						
Owner Details							
Owner Name	KOHANSKI NOEL M						
Owner Name	KOHANSKI TRICIA J						
Payable 2025 Tax Summary							
2025 - Net Tax				\$5,818.88			
2025 - Special Assessments				\$105.12			
2025 - Total Tax & Special Assessments				\$5,924.00			
Current Tax Due (as of 5/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,962.00	2025 - 2nd Half Tax	\$2,962.00		2025 - 1st Half Tax Due	\$0.00	
2025 - 1st Half Tax Paid	\$2,962.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$2,962.00	
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$2,962.00		2025 - Total Due	\$2,962.00	
Parcel Details							
Property Address:	6151 SUNSET RIDGE RD, DULUTH MN						
School District:	700						
Tax Increment District:	-						
Property/Homesteader:	KOHANSKI, TRICIA J & NOEL M						
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)	\$202,400	\$392,800	\$595,200	\$0	\$0	-
Total:		\$202,400	\$392,800	\$595,200	\$0	\$0	6190



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Land Details

Deeded Acres: 0.00
Waterfront: FISH LAKE FLOWAGE
Water Front Feet: 207.00
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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1998	1,200	1,200	GD Quality / 960 Ft ²	SE - SPLT ENTRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	18	108	FOUNDATION
BAS	1	26	42	1,092	WALKOUT BASEMENT
DK	1	10	14	140	PIERS AND FOOTINGS
DK	1	10	20	200	POST ON GROUND
OP	1	8	12	96	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	3 BEDROOMS	-	0	C&AIR_EXCH, PROPANE	

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1998	528	528	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	24	528	FOUNDATION

Improvement 3 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2008	960	960	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	40	960	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2022	\$134,368	251472



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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	\$192,600	\$373,000	\$565,600	\$0	\$0	-
	Total	\$192,600	\$373,000	\$565,600	\$0	\$0	5,820.00
2023 Payable 2024	201	\$126,900	\$306,400	\$433,300	\$0	\$0	-
	Total	\$126,900	\$306,400	\$433,300	\$0	\$0	4,333.00
2022 Payable 2023	201	\$126,900	\$306,400	\$433,300	\$0	\$0	-
	Total	\$126,900	\$306,400	\$433,300	\$0	\$0	4,333.00
2021 Payable 2022	201	\$145,800	\$285,600	\$431,400	\$0	\$0	-
	Total	\$145,800	\$285,600	\$431,400	\$0	\$0	4,314.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,446.88	\$105.12	\$4,552.00	\$126,900	\$306,400	\$433,300	
2023	\$4,792.88	\$105.12	\$4,898.00	\$126,900	\$306,400	\$433,300	
2022	\$5,330.88	\$105.12	\$5,436.00	\$145,800	\$285,600	\$431,400	

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