



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 9:41:20 AM

General Details							
Parcel ID:	365-0140-00070						
Document:	Abstract - 01453195						
Document Date:	09/19/2022						
Legal Description Details							
Plat Name:	MINNESOTA POWER LEASE SITE NO. 1						
Section	Township	Range	Lot	Block			
-	-	-	0007	001			
Description:	That part of Lot 7, Block 1, being upland of a line parallel with and 3 feet upland, horizontal measure, of Island Lake Reservoir, said Island Lake Reservoir being bounded by the assigned Full Pool Level of 1370.39 feet (NAVD88)						
Taxpayer Details							
Taxpayer Name and Address:	MUNSON LLOYD E & SUSAN C 5049 SOUTH BAY RD DULUTH MN 55803						
Owner Details							
Owner Name	MUNSON LLOYD E						
Owner Name	MUNSON SUSAN C						
Payable 2025 Tax Summary							
2025 - Net Tax			\$6,085.00				
2025 - Special Assessments			\$25.00				
2025 - Total Tax & Special Assessments			\$6,110.00				
Current Tax Due (as of 4/29/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,055.00	2025 - 2nd Half Tax	\$3,055.00	2025 - 1st Half Tax Due	\$3,055.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$3,055.00		
2025 - 1st Half Due	\$3,055.00	2025 - 2nd Half Due	\$3,055.00	2025 - Total Due	\$6,110.00		
Parcel Details							
Property Address:	5049 SOUTH BAY RD, DULUTH MN						
School District:	700						
Tax Increment District:	-						
Property/Homesteader:	MUNSON, LLOYD E & SUSAN C						
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)	\$233,300	\$384,900	\$618,200	\$0	\$0	-
Total:		\$233,300	\$384,900	\$618,200	\$0	\$0	6478



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Land Details

Deeded Acres: 0.00
Waterfront: ISLAND RESERVOIR
Water Front Feet: 200.00
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	AVG Quality / 842 Ft ²	SE - SPLT ENTRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	FOUNDATION
BAS	1	12	14	168	POST ON GROUND
BAS	1	26	36	936	WALKOUT BASEMENT
DK	1	14	26	364	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.25 BATHS	2 BEDROOMS	-		1	CENTRAL, ELECTRIC

Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1998	624	624	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	FOUNDATION
BAS	1	24	22	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	1996	1,296	1,134	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	27	648	FLOATING SLAB
LAG	.75	24	27	648	-

Improvement 4 Details (1998 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1998	144	144	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	12	144	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2022	\$123,552	251368



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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	\$221,800	\$365,400	\$587,200	\$0	\$0	-
	Total	\$221,800	\$365,400	\$587,200	\$0	\$0	6,090.00
2023 Payable 2024	201	\$147,000	\$300,300	\$447,300	\$0	\$0	-
	Total	\$147,000	\$300,300	\$447,300	\$0	\$0	4,473.00
2022 Payable 2023	201	\$147,000	\$300,300	\$447,300	\$0	\$0	-
	Total	\$147,000	\$300,300	\$447,300	\$0	\$0	4,473.00
2021 Payable 2022	201	\$147,100	\$268,500	\$415,600	\$0	\$0	-
	Total	\$147,100	\$268,500	\$415,600	\$0	\$0	4,156.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,591.00	\$25.00	\$4,616.00	\$147,000	\$300,300	\$447,300	
2023	\$4,947.00	\$25.00	\$4,972.00	\$147,000	\$300,300	\$447,300	
2022	\$5,135.00	\$25.00	\$5,160.00	\$147,100	\$268,500	\$415,600	

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