



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 3:14:19 PM

General Details							
Parcel ID:		380-0010-05030					
Document:		Abstract - 01500354					
Document Date:		11/27/2024					
Legal Description Details							
Plat Name:		GRAND LAKE					
Section	Township	Range	Lot	Block			
25	51	16	-	-			
Description:		East 350 feet of South 312 feet of W1/2 of SW1/4 of NE1/4.					
Taxpayer Details							
Taxpayer Name		MCDONALD CURTIS & BRITTANY					
and Address:		5981 HELM RD DULUTH MN 55811					
Owner Details							
Owner Name		MCDONALD BRITTANY					
Owner Name		MCDONALD CURTIS					
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,271.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,300.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,650.00	2025 - 2nd Half Tax	\$1,650.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,650.00	2025 - 2nd Half Tax Paid	\$1,650.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:		5981 HELM RD, DULUTH MN					
School District:		704					
Tax Increment District:		-					
Property/Homesteader:		MCDONALD, CURTIS R & BRITTANY N					
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)	\$62,000	\$258,600	\$320,600	\$0	\$0	-
Total:		\$62,000	\$258,600	\$320,600	\$0	\$0	3029



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Land Details

Deeded Acres: 2.51
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.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1955	1,439	1,439	U Quality / 0 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	1,439	BASEMENT
DK	1	0	0	770	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.25 BATHS	3 BEDROOMS	-	1	CENTRAL, PROPANE	

Improvement 2 Details (DG 28X30)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1965	840	840	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	30	840	FLOATING SLAB

Improvement 3 Details (ST 10X10)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1965	100	100	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	10	100	FLOATING SLAB

Improvement 4 Details (GREENHOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1990	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	POST ON GROUND

Improvement 5 Details (ZBO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GAZEBO	0	164	164	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	164	PIERS AND FOOTINGS

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2024	\$390,000	267169
04/2021	\$220,000	241975



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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	204	\$62,000	\$263,800	\$325,800	\$0	\$0	-
	Total	\$62,000	\$263,800	\$325,800	\$0	\$0	3,258.00
2023 Payable 2024	204	\$48,800	\$197,900	\$246,700	\$0	\$0	-
	Total	\$48,800	\$197,900	\$246,700	\$0	\$0	2,467.00
2022 Payable 2023	204	\$28,800	\$205,700	\$234,500	\$0	\$0	-
	Total	\$28,800	\$205,700	\$234,500	\$0	\$0	2,345.00
2021 Payable 2022	201	\$28,300	\$166,900	\$195,200	\$0	\$0	-
	Total	\$28,300	\$166,900	\$195,200	\$0	\$0	1,755.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,637.00	\$25.00	\$2,662.00	\$48,800	\$197,900	\$246,700	
2023	\$2,627.00	\$25.00	\$2,652.00	\$28,800	\$205,700	\$234,500	
2022	\$2,251.00	\$25.00	\$2,276.00	\$25,448	\$150,080	\$175,528	

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