



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/25/2025 5:26:16 AM

General Details							
Parcel ID:	380-0010-05040						
Document:	Abstract - 01413507						
Document Date:	04/07/2021						
Legal Description Details							
Plat Name:	GRAND LAKE						
Section	Township	Range	Lot	Block			
25	51	16	-	-			
Description:	E1/2 of SW1/4 of NE1/4, EXCEPT that part of the E1/2 of SW1/4 of NE1/4, described as follows: Commencing at the East quarter corner of said Section 25; thence S88deg47'19"W, basis of bearings for this legal description, along the East and West quarter line of said section, a distance of 1314.49 feet to the Center-East sixteenth corner of said section; thence continue along said East-West quarter line, a distance of 227.19 feet to the Point of Beginning on the Helm Road for said part to be described; thence N00deg15'35"W leaving the Helm Road, a distance of 415.06 feet; thence N41deg34'54"W, a distance of 196.88 feet; thence N00deg15'35"W, a distance of 758.87 feet; thence N88deg47'42"E, a distance of 359.52 feet to the east line of the E1/2 of SW1/4 of NE1/4; thence S00deg09'34"E, a distance of 1323.95 feet; thence S88deg47'19"W, a distance of 227.19 feet to the said Point of Beginning and there terminating.						
Taxpayer Details							
Taxpayer Name	DAHLGREN-BUDISALOVICH NICOLE M &						
and Address:	MCKERCHER MICHAEL M						
	5963 HELM RD						
	DULUTH MN 55811						
Owner Details							
Owner Name	DAHLGREN-BUDISALOVICH NICOLE MARIE						
Owner Name	MCKERCHER MICHAEL MAURICE						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,635.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$4,664.00			
Current Tax Due (as of 9/24/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$2,332.00	2025 - 2nd Half Tax	\$2,332.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,332.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,332.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$2,332.00	2025 - Total Due	\$2,332.00		
Parcel Details							
Property Address:	5963 HELM RD, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	DAHLGREN-BUDISALOVICH & MCKERCHER						
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)	\$119,700	\$339,300	\$459,000	\$0	\$0	-
Total:		\$119,700	\$339,300	\$459,000	\$0	\$0	4538



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Land Details

Deeded Acres: 10.57
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: W - DRILLED WELL
Gas Code & Desc: -
Sewer Code & Desc: M - MOUND
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	1984	1,848	1,848	AVG Quality / 924 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	66	1,848	BASEMENT
CW	0	0	0	108	PIERS AND FOOTINGS
CW	0	6	12	72	PIERS AND FOOTINGS
DK	0	0	0	128	PIERS AND FOOTINGS
DK	0	0	0	286	PIERS AND FOOTINGS
OP	0	4	12	48	FOUNDATION
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	3 BEDROOMS	-	1	C&AIR_COND, FUEL OIL	

Improvement 2 Details (QUONSET)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1966	1,568	1,568	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	56	1,568	FLOATING SLAB

Improvement 3 Details (ST 10X16)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1993	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	16	160	POST ON GROUND

Improvement 4 Details (4X7 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	28	28	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	7	28	POST ON GROUND
OPX	0	4	7	28	CANTILEVER

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2020	\$358,500	239083
09/2020	\$65,000	239001



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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	\$119,700	\$346,000	\$465,700	\$0	\$0	-
	Total	\$119,700	\$346,000	\$465,700	\$0	\$0	4,611.00
2023 Payable 2024	201	\$92,400	\$259,500	\$351,900	\$0	\$0	-
	Total	\$92,400	\$259,500	\$351,900	\$0	\$0	3,463.00
2022 Payable 2023	201	\$45,800	\$312,100	\$357,900	\$0	\$0	-
	111	\$300	\$0	\$300	\$0	\$0	-
	Total	\$46,100	\$312,100	\$358,200	\$0	\$0	3,532.00
2021 Payable 2022	201	\$43,800	\$264,400	\$308,200	\$0	\$0	-
	111	\$300	\$0	\$300	\$0	\$0	-
	Total	\$44,100	\$264,400	\$308,500	\$0	\$0	2,990.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,709.00	\$25.00	\$3,734.00	\$90,938	\$255,393	\$346,331	
2023	\$3,963.00	\$25.00	\$3,988.00	\$45,456	\$307,715	\$353,171	
2022	\$3,797.00	\$25.00	\$3,822.00	\$42,750	\$256,248	\$298,998	

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