



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/25/2025 8:11:38 AM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------|-------------------------|-------------------|---------------------|
| Parcel ID: | 380-0010-05246 | | | | | | |
| Document: | Abstract - 01449055 | | | | | | |
| Document Date: | 08/02/2022 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | GRAND LAKE | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 25 | 51 | 16 | - | - | | | |
| Description: | N 300 FT OF E 1/2 OF E 1/2 OF LOT 1 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | HANSON ANGELA JO & | | | | | | |
| and Address: | HANSON JASON MELVIN | | | | | | |
| | 5906 HELM RD | | | | | | |
| | DULUTH MN 55811 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | HANSON ANGELA JO | | | | | | |
| Owner Name | HANSON JASON MELVIN | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$6,951.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$6,980.00 | | | |
| Current Tax Due (as of 9/24/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$3,490.00 | 2025 - 2nd Half Tax | \$3,490.00 | | 2025 - 1st Half Tax Due | \$0.00 | |
| 2025 - 1st Half Tax Paid | \$3,490.00 | 2025 - 2nd Half Tax Paid | \$0.00 | | 2025 - 2nd Half Tax Due | \$3,490.00 | |
| 2025 - 1st Half Due | \$0.00 | 2025 - 2nd Half Due | \$3,490.00 | | 2025 - Total Due | \$3,490.00 | |
| Parcel Details | | | | | | | |
| Property Address: | 5906 HELM RD, DULUTH MN | | | | | | |
| School District: | 704 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | HANSON, ANGELA J & JASON 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) | \$55,600 | \$590,200 | \$645,800 | \$0 | \$0 | - |
| Total: | | \$55,600 | \$590,200 | \$645,800 | \$0 | \$0 | 6823 |



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Land Details

Deeded Acres: 2.28
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 | 1950 | 1,628 | 2,684 | AVG Quality / 268 Ft ² | 2S - 2 STORY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 22 | 26 | 572 | FOUNDATION |
| BAS | 2 | 14 | 16 | 224 | PIERS AND FOOTINGS |
| BAS | 2 | 26 | 32 | 832 | BASEMENT |
| DK | 0 | 12 | 20 | 240 | PIERS AND FOOTINGS |
| DK | 0 | 12 | 26 | 312 | PIERS AND FOOTINGS |
| OP | 0 | 6 | 8 | 48 | PIERS AND FOOTINGS |
| OP | 0 | 8 | 24 | 192 | PIERS AND FOOTINGS |
| OP | 0 | 12 | 20 | 240 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 3.75 BATHS | 4 BEDROOMS | - | 2 | CENTRAL, GAS | |

Improvement 2 Details (NEW 2007)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 2007 | 1,008 | 1,008 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 28 | 36 | 1,008 | - |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 08/2022 | \$505,000 | 250378 |
| 06/2000 | \$120,000 | 134883 |

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 | \$55,600 | \$601,800 | \$657,400 | \$0 | \$0 | - |
| | Total | \$55,600 | \$601,800 | \$657,400 | \$0 | \$0 | 6,968.00 |
| 2023 Payable 2024 | 201 | \$44,000 | \$451,600 | \$495,600 | \$0 | \$0 | - |
| | Total | \$44,000 | \$451,600 | \$495,600 | \$0 | \$0 | 4,956.00 |
| 2022 Payable 2023 | 201 | \$37,600 | \$404,300 | \$441,900 | \$0 | \$0 | - |
| | Total | \$37,600 | \$404,300 | \$441,900 | \$0 | \$0 | 4,419.00 |



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| 2021 Payable 2022 | 201 | \$35,000 | \$343,000 | \$378,000 | \$0 | \$0 | - |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|----------|
| | Total | \$35,000 | \$343,000 | \$378,000 | \$0 | \$0 | 3,748.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$5,297.00 | \$25.00 | \$5,322.00 | \$44,000 | \$451,600 | \$495,600 | |
| 2023 | \$4,951.00 | \$25.00 | \$4,976.00 | \$37,600 | \$404,300 | \$441,900 | |
| 2022 | \$4,747.00 | \$25.00 | \$4,772.00 | \$34,702 | \$340,078 | \$374,780 | |

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