



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/25/2025 11:23:06 AM

General Details							
Parcel ID:	380-0020-02254						
Document:	Abstract - 01423820						
Document Date:	08/30/2021						
Legal Description Details							
Plat Name:	GRAND LAKE						
Section	Township	Range	Lot	Block			
14	52	16	-	-			
Description:	PART OF SW 1/4 OF NE 1/4 LYING E OF MUNGER SHAW RD AND LYING NLY & WLY OF A LINE BEGINNING AT A POINT ON THE MUNGER SHAW RD 525 FT SLY OF CENTERLINE OF THE OUTLET OF BERGEN LAKE THENCE E'LY AT RT ANGLES 250 FT THENCE N'LY AT RT ANGLES TO THE NORTH LINE OF SAID SW 1/4 OF NE 1/4 EXCEPT THAT PART LYING N'LY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE E'LY LINE OF SAID FORTY 785 FT NORTHERLY FROM THE SE CORNER THEREOF, THENCE IN A W'LY-SW'LY DIRECTION TO THE MUNGER SHAW ROAD TO A POINT 175 FT SOUTH OF THE CENTERLINE OF THE OUTLET OF BERGIN LAKE						
Taxpayer Details							
Taxpayer Name and Address:	HALDORSON LUCAS & CASSANDRA 6626 MUNGER SHAW RD DULUTH MN 55803						
Owner Details							
Owner Name	HALDORSON CASSANDRA						
Owner Name	HALDORSON LUCAS						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,279.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,308.00			
Current Tax Due (as of 9/24/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$1,654.00	2025 - 2nd Half Tax	\$1,654.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,654.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,654.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,654.00	2025 - Total Due	\$1,654.00		
Parcel Details							
Property Address:	6626 MUNGER SHAW RD, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	HALDORSON, CASSANDRA J & LUCAS 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)	\$36,500	\$317,600	\$354,100	\$0	\$0	-
Total:		\$36,500	\$317,600	\$354,100	\$0	\$0	3394



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Land Details

Deeded Acres: 2.47
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	1976	1,230	1,634	AVG Quality / 768 Ft ²	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	24	384	FOUNDATION
BAS	1.2	6	13	78	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1.5	24	32	768	BASEMENT WITH EXTERIOR ENTRANCE
CN	1	6	8	48	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.5 BATHS	4 BEDROOMS	-	1	CENTRAL, FUEL OIL	

Improvement 2 Details (DG 26X36+)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1984	936	936	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	36	936	FLOATING SLAB

Improvement 3 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	648	648	-	B - BRICK
Segment	Story	Width	Length	Area	Foundation
BAS	0	24	27	648	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2021	\$375,000	244685

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	\$35,600	\$305,100	\$340,700	\$0	\$0	-
	Total	\$35,600	\$305,100	\$340,700	\$0	\$0	3,248.00
2023 Payable 2024	201	\$34,000	\$288,700	\$322,700	\$0	\$0	-
	Total	\$34,000	\$288,700	\$322,700	\$0	\$0	3,145.00
2022 Payable 2023	201	\$22,200	\$339,200	\$361,400	\$0	\$0	-
	Total	\$22,200	\$339,200	\$361,400	\$0	\$0	3,567.00



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2021 Payable 2022	201	\$19,900	\$240,800	\$260,700	\$0	\$0	-
	Total	\$19,900	\$240,800	\$260,700	\$0	\$0	2,493.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,373.00	\$25.00	\$3,398.00	\$33,136	\$281,367	\$314,503	
2023	\$4,003.00	\$25.00	\$4,028.00	\$21,910	\$334,776	\$356,686	
2022	\$3,171.00	\$25.00	\$3,196.00	\$19,031	\$230,286	\$249,317	

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