



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 12:27:54 PM

General Details							
Parcel ID:	380-0020-04030						
Document:	Abstract - 766453						
Document Date:	06/28/1999						
Legal Description Details							
Plat Name:	GRAND LAKE						
Section	Township	Range	Lot	Block			
24	52	16	-	-			
Description:	THAT PART OF LOT 3 LYING E OF A LINE RUNNING FROM A POINT 354 FT W OF NE CORNER SWLY AT AN ANGLE OF 78 DEG 20 MIN TO THE SHORE OF BOWMAN LAKE						
Taxpayer Details							
Taxpayer Name	HANSON WENDELL M						
and Address:	6312 W BOWMAN LAKE RD DULUTH MN 55803						
Owner Details							
Owner Name	HANSON WENDELL M						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,585.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$2,614.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,307.00	2025 - 2nd Half Tax	\$1,307.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,307.00	2025 - 2nd Half Tax Paid	\$1,307.00	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:	6312 W BOWMAN LAKE RD, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	HANSON, WENDELL 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)	\$69,700	\$234,200	\$303,900	\$0	\$0	-
Total:		\$69,700	\$234,200	\$303,900	\$0	\$0	2847



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Land Details

Deeded Acres: 11.00
Waterfront: SIDE (BOWMAN) (25-52-16)
Water Front Feet: 958.00
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 (CABIN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.																																					
HOUSE	1974	1,200	1,200	ECO Quality / 480 Ft ²	RAM - RAMBL/RNCH																																					
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1</td><td>22</td><td>24</td><td>528</td><td rowspan="8">BASEMENT WITH EXTERIOR ENTRANCE FOUNDATION POST ON GROUND POST ON GROUND POST ON GROUND POST ON GROUND</td></tr><tr><td>BAS</td><td>1</td><td>24</td><td>28</td><td>672</td></tr><tr><td>CW</td><td>0</td><td>12</td><td>12</td><td>144</td></tr><tr><td>CW</td><td>1</td><td>10</td><td>14</td><td>140</td></tr><tr><td>DK</td><td>0</td><td>0</td><td>0</td><td>172</td></tr><tr><td>DK</td><td>0</td><td>10</td><td>24</td><td>240</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	22	24	528	BASEMENT WITH EXTERIOR ENTRANCE FOUNDATION POST ON GROUND POST ON GROUND POST ON GROUND POST ON GROUND	BAS	1	24	28	672	CW	0	12	12	144	CW	1	10	14	140	DK	0	0	0	172	DK	0	10	24	240
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Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC																																						
1.0 BATH	2 BEDROOMS	-	1	CENTRAL, ELECTRIC																																						

Improvement 2 Details (24X30 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1974	720	720	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	30	720	FLOATING SLAB

Improvement 3 Details (24X24 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1974	576	576	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FLOATING SLAB

Improvement 4 Details (POLE BLDG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	2009	1,440	1,440	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	48	1,440	POST ON GROUND

Improvement 5 Details (STORAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1933	132	132	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	11	12	132	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/1999	\$170,000	130339



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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	\$63,900	\$212,700	\$276,600	\$0	\$0	-
	Total	\$63,900	\$212,700	\$276,600	\$0	\$0	2,549.00
2023 Payable 2024	201	\$56,500	\$184,500	\$241,000	\$0	\$0	-
	Total	\$56,500	\$184,500	\$241,000	\$0	\$0	2,255.00
2022 Payable 2023	201	\$101,200	\$157,600	\$258,800	\$0	\$0	-
	Total	\$101,200	\$157,600	\$258,800	\$0	\$0	2,449.00
2021 Payable 2022	201	\$87,500	\$132,500	\$220,000	\$0	\$0	-
	Total	\$87,500	\$132,500	\$220,000	\$0	\$0	2,026.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,431.00	\$25.00	\$2,456.00	\$52,854	\$172,596	\$225,450	
2023	\$2,763.00	\$25.00	\$2,788.00	\$95,746	\$149,106	\$244,852	
2022	\$2,589.00	\$25.00	\$2,614.00	\$80,564	\$121,996	\$202,560	

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