



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 1:22:43 PM

| General Details | | | | | | | |
|---|---|----------------------------|-------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 380-0050-01160 | | | | | | |
| Document: | Torrens - 1070234.0 | | | | | | |
| Document Date: | 02/27/2023 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | CARIBOU LAKE TRACTS | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | 0013 | 010 | | | |
| Description: | EX THAT PART LYING SWLY OF THE FOLLOWING LINE COMM AT MOST SLY COR OF LOT 13 THENCE NELY ALONG S LINE 20 FT TO PT OF BEG THENCE 77DEG 22'09" LEFT 116.64 FT THENCE 09DEG43'05" LEFT 140.32 FT THENCE 08DEG46'36" LEFT 54.87 FT THENCE 20DEG28'40" RIGHT 185.68 FT THENCE 07DEG14'50" LEFT 30 FT TO SHORE THERE ENDING | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | PEYTON JOHN & NANCY LIFETIME TRUST | | | | | | |
| and Address: | 5945 SUNNY LN DULUTH MN 55811 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | PEYTON JOHN & NANCY LIFETIME TRUST | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$2,553.50 | | | | |
| 2025 - Special Assessments | | | \$14.50 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$2,568.00 | | | | |
| Current Tax Due (as of 4/28/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,284.00 | 2025 - 2nd Half Tax | \$1,284.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$1,284.00 | 2025 - 2nd Half Tax Paid | \$1,284.00 | 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: | 5945 SUNNY LN, DULUTH MN | | | | | | |
| School District: | 704 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | - | | | | | | |
| 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 |
| 151 | 0 - Non Homestead | \$57,100 | \$197,500 | \$254,600 | \$0 | \$0 | - |
| Total: | | \$57,100 | \$197,500 | \$254,600 | \$0 | \$0 | 2546 |



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Land Details

Deeded Acres: 0.00
Waterfront: CARIBOU
Water Front Feet: 10.00
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 | 2012 | 1,040 | 1,040 | - | RAM - RAMBL/RNCH |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 26 | 40 | 1,040 | - |
| CW | 1 | 10 | 26 | 260 | - |
| OP | 1 | 7 | 23 | 161 | - |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.5 BATHS | 2 BEDROOMS | - | 1 | C&AC&EXCH, ELECTRIC | |

Improvement 2 Details (SLAB PATIO)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| | 0 | 140 | 140 | - | PLN - PLAIN SLAB |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 10 | 14 | 140 | - |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|--|------------|
| 09/2010 | \$150,533 (This is part of a multi parcel sale.) | 190986 |

Assessment History

| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|----------|-----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 151 | \$57,100 | \$205,600 | \$262,700 | \$0 | \$0 | - |
| | Total | \$57,100 | \$205,600 | \$262,700 | \$0 | \$0 | 2,627.00 |
| 2023 Payable 2024 | 151 | \$52,700 | \$178,000 | \$230,700 | \$0 | \$0 | - |
| | Total | \$52,700 | \$178,000 | \$230,700 | \$0 | \$0 | 2,307.00 |
| 2022 Payable 2023 | 151 | \$44,900 | \$199,800 | \$244,700 | \$0 | \$0 | - |
| | Total | \$44,900 | \$199,800 | \$244,700 | \$0 | \$0 | 2,447.00 |
| 2021 Payable 2022 | 151 | \$38,800 | \$167,600 | \$206,400 | \$0 | \$0 | - |
| | Total | \$38,800 | \$167,600 | \$206,400 | \$0 | \$0 | 2,064.00 |



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| Tax Detail History | | | | | | |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024 | \$2,337.50 | \$12.50 | \$2,350.00 | \$52,700 | \$178,000 | \$230,700 |
| 2023 | \$2,657.50 | \$12.50 | \$2,670.00 | \$44,900 | \$199,800 | \$244,700 |
| 2022 | \$2,561.50 | \$12.50 | \$2,574.00 | \$38,800 | \$167,600 | \$206,400 |

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