



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 1:19:51 PM

| General Details | | | | | | | |
|---|----------------------------|-------------------------------------|-------------------|------------------|------------------------------------|-----------------|---------------------|
| Parcel ID: | 380-0050-01230 | | | | | | |
| Document: | Torrens - 1070358.0 | | | | | | |
| Document Date: | 07/17/2023 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | CARIBOU LAKE TRACTS | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | 0020 | 010 | | | |
| Description: | Lot 20, Block 10 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | HUMPHREYS-SPRAGUE MARY M & | | | | | | |
| and Address: | JAY W SPRAGUE | | | | | | |
| | 278 SKIPPERS LN | | | | | | |
| | NEWBURN NC 28562 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | HUMPHREYS-SPRAGUE MARY M | | | | | | |
| Owner Name | SPRAGUE JAY W | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$987.50 | | | | |
| 2025 - Special Assessments | | | \$14.50 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$1,002.00 | | | | |
| Current Tax Due (as of 4/28/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax \$501.00 | | 2025 - 2nd Half Tax \$501.00 | | | 2025 - 1st Half Tax Due \$501.00 | | |
| 2025 - 1st Half Tax Paid \$0.00 | | 2025 - 2nd Half Tax Paid \$0.00 | | | 2025 - 2nd Half Tax Due \$501.00 | | |
| 2025 - 1st Half Due \$501.00 | | 2025 - 2nd Half Due \$501.00 | | | 2025 - Total Due \$1,002.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 5973 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 | \$96,300 | \$224,900 | \$321,200 | \$0 | \$0 | - |
| Total: | | \$96,300 | \$224,900 | \$321,200 | \$0 | \$0 | 3212 |



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Land Details

Deeded Acres: 0.00
Waterfront: CARIBOU
Water Front Feet: 50.00
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 | 2024 | 1,104 | 1,479 | AVG Quality / 1104 Ft ² | 1S+ - 1+ STORY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 12 | 17 | 204 | BASEMENT |
| BAS | 1 | 20 | 20 | 400 | BASEMENT |
| BAS | 1.7 | 20 | 25 | 500 | BASEMENT |
| DK | 1 | 0 | 0 | 318 | PIERS AND FOOTINGS |
| DK | 1 | 5 | 5 | 25 | PIERS AND FOOTINGS |
| OP | 1 | 5 | 8 | 40 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 3.0 BATHS | 2 BEDROOMS | - | | - | CENTRAL, PROPANE |

Improvement 2 Details (20X26 DG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 2024 | 520 | 520 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 20 | 26 | 520 | - |

Improvement 3 Details (WEST HOME)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|------------------------|--------------------|
| HOUSE | 1950 | 816 | 816 | - | CAB - CABIN |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 14 | 12 | 168 | POST ON GROUND |
| BAS | 1 | 18 | 36 | 648 | POST ON GROUND |
| CW | 1 | 4 | 14 | 56 | CANTILEVER |
| DK | 1 | 0 | 0 | 216 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 0.75 BATH | 1 BEDROOM | - | | 0 | STOVE/SPCE, GAS |

Improvement 4 Details (ST 10X24)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1950 | 240 | 240 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 10 | 24 | 240 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 07/2023 | \$134,500 | 254757 |



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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 | 151 | \$96,300 | \$8,200 | \$104,500 | \$0 | \$0 | - |
| | Total | \$96,300 | \$8,200 | \$104,500 | \$0 | \$0 | 1,045.00 |
| 2023 Payable 2024 | 201 | \$47,700 | \$500 | \$48,200 | \$0 | \$0 | - |
| | 207 | \$6,700 | \$6,600 | \$13,300 | \$0 | \$0 | - |
| | Total | \$54,400 | \$7,100 | \$61,500 | \$0 | \$0 | 648.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$688.00 | \$0.00 | \$688.00 | \$54,400 | \$7,100 | \$61,500 | |
| | | | | | | | |
| | | | | | | | |

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