



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 8:07:36 PM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 380-0050-01460 | | | | | | |
| Document: | Torrens - 995128.0 | | | | | | |
| Document Date: | 01/12/2018 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | CARIBOU LAKE TRACTS | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | 0042 | 010 | | | |
| Description: | LOT: 0042 BLOCK:010 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | HADY CONNOR & PETERSON VANESSA | | | | | | |
| and Address: | 6015 SUNNY LN DULUTH MN 55811 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | HADY CONNOR J | | | | | | |
| Owner Name | PETERSON VANESSA L | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$2,735.00 | | | | |
| 2025 - Special Assessments | | | \$29.00 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$2,764.00 | | | | |
| Current Tax Due (as of 4/28/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,382.00 | 2025 - 2nd Half Tax | \$1,382.00 | 2025 - 1st Half Tax Due | \$1,382.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$1,382.00 | | |
| 2025 - 1st Half Due | \$1,382.00 | 2025 - 2nd Half Due | \$1,382.00 | 2025 - Total Due | \$2,764.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 6015 SUNNY LN, DULUTH MN | | | | | | |
| School District: | 704 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | HADY, CONNOR J & PETERSON , VANESSA | | | | | | |
| 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) | \$95,400 | \$187,300 | \$282,700 | \$0 | \$0 | - |
| Total: | | \$95,400 | \$187,300 | \$282,700 | \$0 | \$0 | 2616 |



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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 | 1950 | 940 | 1,240 | AVG Quality / 700 Ft ² | 1S+ - 1+ STORY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 20 | 160 | BASEMENT |
| BAS | 1 | 9 | 20 | 180 | FOUNDATION |
| BAS | 1.5 | 20 | 30 | 600 | BASEMENT |
| DK | 1 | 6 | 7 | 42 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 1.0 BATH | 3 BEDROOMS | - | | 2 | CENTRAL, FUEL OIL |

Improvement 2 Details (DG 24X32)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 2006 | 768 | 768 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 32 | 768 | - |

Improvement 3 Details (BY LAKE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| | 0 | 91 | 91 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 7 | 13 | 91 | POST ON GROUND |

Improvement 4 Details (7X9 ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 63 | 63 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 7 | 9 | 63 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 01/2018 | \$228,000 | 224897 |
| 08/2005 | \$239,900 | 166636 |
| 10/2001 | \$140,000 | 143177 |



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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 | \$95,400 | \$195,000 | \$290,400 | \$0 | \$0 | - |
| | Total | \$95,400 | \$195,000 | \$290,400 | \$0 | \$0 | 2,700.00 |
| 2023 Payable 2024 | 201 | \$87,500 | \$168,900 | \$256,400 | \$0 | \$0 | - |
| | Total | \$87,500 | \$168,900 | \$256,400 | \$0 | \$0 | 2,422.00 |
| 2022 Payable 2023 | 201 | \$86,300 | \$171,500 | \$257,800 | \$0 | \$0 | - |
| | Total | \$86,300 | \$171,500 | \$257,800 | \$0 | \$0 | 2,438.00 |
| 2021 Payable 2022 | 201 | \$73,300 | \$121,500 | \$194,800 | \$0 | \$0 | - |
| | Total | \$73,300 | \$121,500 | \$194,800 | \$0 | \$0 | 1,751.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$2,609.00 | \$25.00 | \$2,634.00 | \$82,666 | \$159,570 | \$242,236 | |
| 2023 | \$2,751.00 | \$25.00 | \$2,776.00 | \$81,601 | \$162,161 | \$243,762 | |
| 2022 | \$2,245.00 | \$25.00 | \$2,270.00 | \$65,884 | \$109,208 | \$175,092 | |

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