



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 3:37:51 AM

General Details							
Parcel ID:	415-0010-00446						
Document:	Abstract - 982387						
Document Date:	05/12/2005						
Legal Description Details							
Plat Name:	LAKEWOOD						
Section	Township	Range	Lot	Block			
2	51	13	-	-			
Description:	ELY 900 FT OF SE1/4 OF NW1/4 EX ELY 600 FT & EX THAT PART LYING NLY OF A LINE COMM AT NW COR OF ELY 900 FT THENCE SLY ALONG W LINE OF SAID ELY 900 FT 3.76 FT TO PT OF BEG THENCE DEFLECTING LEFT AT AN ANGLE OF 89DEG10'11" 224.26 FT THENCE DEFLECTING RIGHT AT AN ANGLE OF 5DEG01'20" 76.16 FT TO W LINE OF E 600 FT OF SAID SE1/4 OF NW1/4 12.54 FT S FROM NE COR OF W 300 FT OF E 900 FT AND THERE TERMINATING						
Taxpayer Details							
Taxpayer Name	BUSSA KEVIN/ FOBEAR-BUSSA NINA						
and Address:	2631 LAUREN RD DULUTH MN 55804						
Owner Details							
Owner Name	BUSSA KEVIN & NINA FOBEAR						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,647.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$4,676.00</b>			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,338.00	2025 - 2nd Half Tax	\$2,338.00		2025 - 1st Half Tax Due	\$2,338.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$2,338.00	
<b>2025 - 1st Half Due</b>	<b>\$2,338.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,338.00</b>		<b>2025 - Total Due</b>	<b>\$4,676.00</b>	
Parcel Details							
Property Address:	2631 LAUREN RD, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	BUSSA, KEVIN & FOBEAR-BUSSA, NINA						
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)	\$102,500	\$319,400	\$421,900	\$0	\$0	-
<b>Total:</b>		<b>\$102,500</b>	<b>\$319,400</b>	<b>\$421,900</b>	<b>\$0</b>	<b>\$0</b>	<b>4133</b>



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## Land Details

**Deeded Acres:** 9.08  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**Water Code & Desc:** W - DRILLED WELL  
**Gas Code & Desc:** -  
**Sewer Code & Desc:** M - MOUND  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2005	1,120	1,309	AVG Quality / 1008 Ft <sup>2</sup>	LOG - LOG
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	26	364	BASEMENT
BAS	1.2	0	0	756	BASEMENT
DK	1	14	13	182	PIERS AND FOOTINGS
DK	1	26	10	260	PIERS AND FOOTINGS
OP	1	8	40	320	PIERS AND FOOTINGS
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.5 BATHS	2 BEDROOMS	-		-	CENTRAL, ELECTRIC

## Improvement 2 Details (DETACHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2005	1,200	1,200	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	40	1,200	-

## Improvement 3 Details (CARPORT)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
CAR PORT	0	576	576	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	36	576	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2005	\$45,000	164946
10/2000	\$24,000	136952
03/2000	\$15,000	132931



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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	\$102,500	\$314,400	\$416,900	\$0	\$0	-
	Total	\$102,500	\$314,400	\$416,900	\$0	\$0	4,079.00
2023 Payable 2024	201	\$102,500	\$311,900	\$414,400	\$0	\$0	-
	Total	\$102,500	\$311,900	\$414,400	\$0	\$0	4,144.00
2022 Payable 2023	201	\$97,800	\$311,900	\$409,700	\$0	\$0	-
	Total	\$97,800	\$311,900	\$409,700	\$0	\$0	4,093.00
2021 Payable 2022	201	\$57,400	\$268,100	\$325,500	\$0	\$0	-
	Total	\$57,400	\$268,100	\$325,500	\$0	\$0	3,176.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,637.00	\$25.00	\$4,662.00	\$102,500	\$311,900	\$414,400	
2023	\$4,865.00	\$25.00	\$4,890.00	\$97,712	\$311,621	\$409,333	
2022	\$4,221.00	\$25.00	\$4,246.00	\$55,999	\$261,556	\$317,555	

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