



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/9/2025 6:55:04 AM

General Details							
Parcel ID:	415-0010-02970						
Document:	Abstract - 01397238						
Document Date:	11/13/2020						
Legal Description Details							
Plat Name:	LAKEWOOD						
Section	Township	Range	Lot	Block			
10	51	13	-	-			
Description:	S 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4						
Taxpayer Details							
Taxpayer Name	CAVALLIN NATHAN J & SARAH M						
and Address:	5652 LESTER RIVER RD DULUTH MN 55804						
Owner Details							
Owner Name	CAVALLIN NATHAN J						
Owner Name	CAVALLIN SARAH M						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,625.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$4,654.00				
Current Tax Due (as of 5/8/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,327.00	2025 - 2nd Half Tax	\$2,327.00	2025 - 1st Half Tax Due	\$2,327.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,327.00		
2025 - 1st Half Due	\$2,327.00	2025 - 2nd Half Due	\$2,327.00	2025 - Total Due	\$4,654.00		
Parcel Details							
Property Address:	5652 LESTER RIVER RD, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	CAVALLIN, NATHAN J & SARAH 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)	\$94,800	\$325,400	\$420,200	\$0	\$0	-
Total:		\$94,800	\$325,400	\$420,200	\$0	\$0	4115



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Land Details

Deeded Acres:	10.00
Waterfront:	-
Water Front Feet:	0.00
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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1992	1,543	1,543	AVG Quality / 770 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	3	CANTILEVER
BAS	1	0	0	1,540	BASEMENT
DK	1	0	0	232	POST ON GROUND
OP	1	4	9	36	FOUNDATION
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.75 BATHS	3 BEDROOMS	-	0	C&AC&EXCH, ELECTRIC	

Improvement 2 Details (ATTACHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1992	484	484	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	22	484	FOUNDATION

Improvement 3 Details (10X16 SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2018	160	160	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	16	160	POST ON GROUND

Improvement 4 Details (SLAB PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	28	28	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	4	7	28	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2020	\$385,000	240064
05/2018	\$354,000	225958
04/1992	\$8,000	84632
03/1992	\$8,000	83037



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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	\$94,800	\$320,300	\$415,100	\$0	\$0	-
	Total	\$94,800	\$320,300	\$415,100	\$0	\$0	4,059.00
2023 Payable 2024	201	\$94,800	\$317,800	\$412,600	\$0	\$0	-
	Total	\$94,800	\$317,800	\$412,600	\$0	\$0	4,125.00
2022 Payable 2023	201	\$90,500	\$317,800	\$408,300	\$0	\$0	-
	Total	\$90,500	\$317,800	\$408,300	\$0	\$0	4,078.00
2021 Payable 2022	201	\$53,100	\$258,600	\$311,700	\$0	\$0	-
	Total	\$53,100	\$258,600	\$311,700	\$0	\$0	3,025.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,615.00	\$25.00	\$4,640.00	\$94,776	\$317,718	\$412,494	
2023	\$4,847.00	\$25.00	\$4,872.00	\$90,391	\$317,416	\$407,807	
2022	\$4,023.00	\$25.00	\$4,048.00	\$51,535	\$250,978	\$302,513	

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