



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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| General Details                                   |  |  |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
|---|--|--|--|----------------------------|-----------|-------------------|--|------------------|--|-----------------|--|-----------------|--|---------------------|--|
| Parcel ID:  |  | 415-0010-06480                         |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Document:   |  | Torrens - 1082881.0                    |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Document Date:                                    |  | 09/03/2024                             |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Legal Description Details                         |  |  |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Plat Name:  |  | LAKEWOOD                               |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Section   |  | Township                               |  | Range                      |           | Lot               |  |                  |  |                 |  |                 |  |                     |  |
| 22  |  | 51                                     |  | 13                         |           | -                 |  |                  |  |                 |  |                 |  |                     |  |
| Block   |  | -                                      |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Description:                                      |  | S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4     |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Taxpayer Details                                  |  |  |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Taxpayer Name                                     |  | GRENIER DANIEL & CASSANDRA             |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| and Address:                                      |  | 5235 LAKEWOOD RD                       |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
|   |  | DULUTH MN 55804                        |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Owner Details                                     |  |  |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Owner Name  |  | GRENIER CASSANDRA                      |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Owner Name  |  | GRENIER DANIEL                         |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Payable 2025 Tax Summary                          |  |  |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| 2025 - Net Tax                                    |  |  |  | \$3,441.00                 |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| 2025 - Special Assessments                        |  |  |  | \$29.00                    |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |  |  | <b>\$3,470.00</b>          |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Current Tax Due (as of 5/8/2025)                  |  |  |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Due May 15  |  | Due October 15                         |  |                            | Total Due |                   |  |                  |  |                 |  |                 |  |                     |  |
| 2025 - 1st Half Tax                               |  | \$1,735.00                             |  | 2025 - 2nd Half Tax        |           | \$1,735.00        |  |                  |  |                 |  |                 |  |                     |  |
| 2025 - 1st Half Tax Due                           |  |  |  | 2025 - 1st Half Tax Due    |           | \$1,735.00        |  |                  |  |                 |  |                 |  |                     |  |
| 2025 - 1st Half Tax Paid                          |  | \$0.00                                 |  | 2025 - 2nd Half Tax Paid   |           | \$0.00            |  |                  |  |                 |  |                 |  |                     |  |
| 2025 - 2nd Half Tax Due                           |  |  |  | 2025 - 2nd Half Tax Due    |           | \$1,735.00        |  |                  |  |                 |  |                 |  |                     |  |
| <b>2025 - 1st Half Due</b>                        |  | <b>\$1,735.00</b>                      |  | <b>2025 - 2nd Half Due</b> |           | <b>\$1,735.00</b> |  |                  |  |                 |  |                 |  |                     |  |
| <b>2025 - Total Due</b>                           |  |  |  | <b>2025 - Total Due</b>    |           | <b>\$3,470.00</b> |  |                  |  |                 |  |                 |  |                     |  |
| Parcel Details                                    |  |  |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Property Address:                                 |  | 5235 LAKEWOOD RD, DULUTH MN            |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| School District:                                  |  | 709                                    |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Tax Increment District:                           |  | -                                      |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Property/Homesteader:                             |  | GRENIER, DANIEL C & CASSANDRA A        |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Assessment Details (2025 Payable 2026)            |  |  |  |                            |           |                   |  |                  |  |                 |  |                 |  |                     |  |
| Class Code<br>(Legend)                            |  | Homestead<br>Status                    |  | Land<br>EMV                |           | Bldg<br>EMV       |  | Total<br>EMV     |  | Def Land<br>EMV |  | Def Bldg<br>EMV |  | Net Tax<br>Capacity |  |
| 201   |  | 1 - Owner Homestead<br>(100.00% total) |  | \$105,100                  |           | \$275,400         |  | \$380,500        |  | \$0             |  | \$0             |  | -                   |  |
|   |  | <b>Total:</b>                          |  | <b>\$105,100</b>           |           | <b>\$275,400</b>  |  | <b>\$380,500</b> |  | <b>\$0</b>      |  | <b>\$0</b>      |  | <b>3682</b>         |  |



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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](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             | 1981                 | 1,200                      | 1,200                      | AVG Quality / 1080 Ft <sup>2</sup> | 2S - 2 STORY       |
| Segment           | Story                | Width                      | Length                     | Area                               | Foundation         |
| BAS               | 1                    | 12                         | 16                         | 192                                | WALKOUT BASEMENT   |
| BAS               | 1                    | 12                         | 36                         | 432                                | WALKOUT BASEMENT   |
| BAS               | 1                    | 16                         | 36                         | 576                                | WALKOUT BASEMENT   |
| DK                | 1                    | 0                          | 0                          | 178                                | PIERS AND FOOTINGS |
| OP                | 1                    | 0                          | 0                          | 178                                | PIERS AND FOOTINGS |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          |                            | <b>Fireplace Count</b>             | <b>HVAC</b>        |
| 1.75 BATHS        | 4 BEDROOMS           | -                          |                            | 1                                  | CENTRAL, WOOD      |

## 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           | 1981       | 768                        | 768                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 24                         | 32                         | 768             | FLOATING SLAB      |

## Improvement 3 Details (GUEST HSE)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SLEEPER          | 1981       | 336                        | 672                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 2          | 14                         | 24                         | 336             | FLOATING SLAB      |
| CWX              | 1          | 12                         | 24                         | 288             | PIERS AND FOOTINGS |
| DKX              | 1          | 14                         | 24                         | 336             | PIERS AND FOOTINGS |

## Improvement 4 Details (8X12 SHED)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1985       | 96                         | 96                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 8                          | 12                         | 96              | FLOATING SLAB      |

## Improvement 5 Details (2 STY STOR)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1985       | 304                        | 608                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 2          | 16                         | 19                         | 304             | FLOATING SLAB      |



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| Improvement 6 Details (WOOD SHED) |            |                            |                            |                 |                    |  |
|-----------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| Improvement Type                  | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |  |
| STORAGE BUILDING                  | 1985       | 192                        | 192                        | -               | -                  |  |
| Segment                           | Story      | Width                      | Length                     | Area            | Foundation         |  |
| BAS                               | 1          | 12                         | 16                         | 192             | POST ON GROUND     |  |

| Improvement 7 Details (4X6 SHED) |            |                            |                            |                 |                    |  |
|----------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| Improvement Type                 | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |  |
| STORAGE BUILDING                 | 1985       | 24                         | 24                         | -               | -                  |  |
| Segment                          | Story      | Width                      | Length                     | Area            | Foundation         |  |
| BAS                              | 1          | 4                          | 6                          | 24              | POST ON GROUND     |  |

| Improvement 8 Details (SLAB PATIO) |            |                            |                            |                 |                    |  |
|------------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| Improvement Type                   | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |  |
|                                    | 0          | 216                        | 216                        | -               | PLN - PLAIN SLAB   |  |
| Segment                            | Story      | Width                      | Length                     | Area            | Foundation         |  |
| BAS                                | 0          | 9                          | 24                         | 216             | -                  |  |

| Improvement 9 Details (WOODHSED) |            |                            |                            |                 |                    |  |
|----------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| Improvement Type                 | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |  |
| STORAGE BUILDING                 | 0          | 144                        | 144                        | -               | -                  |  |
| Segment                          | Story      | Width                      | Length                     | Area            | Foundation         |  |
| BAS                              | 1          | 12                         | 12                         | 144             | POST ON GROUND     |  |

| Improvement 10 Details (YARD DECK) |            |                            |                            |                 |                    |  |
|------------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| Improvement Type                   | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |  |
|                                    | 0          | 260                        | 260                        | -               | -                  |  |
| Segment                            | Story      | Width                      | Length                     | Area            | Foundation         |  |
| BAS                                | 0          | 0                          | 0                          | 260             | POST ON GROUND     |  |

| Sales Reported to the St. Louis County Auditor |  |                |  |            |  |  |
|--|--|----------------|--|------------|--|--|
| Sale Date                                      |  | Purchase Price |  | CRV Number |  |  |
| 09/2024  |  | \$409,900      |  | 260099     |  |  |
| 09/2015  |  | \$208,000      |  | 212730     |  |  |

| Assessment History |                        |           |           |           |              |              |                  |
|--------------------|------------------------|-----------|-----------|-----------|--------------|--------------|------------------|
| Year               | Class Code<br>(Legend) | Land EMV  | Bldg EMV  | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2024 Payable 2025  | 201                    | \$105,100 | \$213,600 | \$318,700 | \$0          | \$0          | -                |
|                    | Total                  | \$105,100 | \$213,600 | \$318,700 | \$0          | \$0          | 3,008.00         |
| 2023 Payable 2024  | 201                    | \$105,100 | \$211,800 | \$316,900 | \$0          | \$0          | -                |
|                    | Total                  | \$105,100 | \$211,800 | \$316,900 | \$0          | \$0          | 3,082.00         |
| 2022 Payable 2023  | 201                    | \$100,300 | \$211,800 | \$312,100 | \$0          | \$0          | -                |
|                    | Total                  | \$100,300 | \$211,800 | \$312,100 | \$0          | \$0          | 3,029.00         |
| 2021 Payable 2022  | 201                    | \$63,800  | \$192,100 | \$255,900 | \$0          | \$0          | -                |
|                    | Total                  | \$63,800  | \$192,100 | \$255,900 | \$0          | \$0          | 2,417.00         |



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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               | \$3,459.00 | \$25.00             | \$3,484.00                      | \$102,208       | \$205,973           | \$308,181        |
| 2023               | \$3,611.00 | \$25.00             | \$3,636.00                      | \$97,359        | \$205,590           | \$302,949        |
| 2022               | \$3,225.00 | \$25.00             | \$3,250.00                      | \$60,257        | \$181,434           | \$241,691        |

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