



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 11:50:15 AM

General Details							
Parcel ID:		450-0010-00525					
Legal Description Details							
Plat Name:		MIDWAY					
Section		Township		Range		Lot	
5		49		15		-	
Block		-					
Description:		NLY 528 FT OF W 1/2 OF W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4					
Taxpayer Details							
Taxpayer Name		MCCANNELL TOD D & CHARLENE K					
and Address:		5594 ST LOUIS RIVER RD PROCTOR MN 55810					
Owner Details							
Owner Name		MCCANNELL TOD D ETAL					
Payable 2025 Tax Summary							
2025 - Net Tax		\$787.00					
2025 - Special Assessments		\$29.00					
2025 - Total Tax & Special Assessments		\$816.00					
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15				Total Due	
2025 - 1st Half Tax \$408.00		2025 - 2nd Half Tax \$408.00				2025 - 1st Half Tax Due \$0.00	
2025 - 1st Half Tax Paid \$408.00		2025 - 2nd Half Tax Paid \$408.00				2025 - 2nd Half Tax Due \$0.00	
2025 - 1st Half Due \$0.00		2025 - 2nd Half Due \$0.00				2025 - Total Due \$0.00	
Parcel Details							
Property Address:		5594 SAINT LOUIS RIVER RD, DULUTH MN					
School District:		704					
Tax Increment District:		-					
Property/Homesteader:		MCCANNELL, TOD D & CHARLENE K					
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)	\$36,800	\$72,500	\$109,300	\$0	\$0	-
Total:		\$36,800	\$72,500	\$109,300	\$0	\$0	726



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Land Details

Deeded Acres: 2.00
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/frnPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (SGL WIDE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	1995	1,216	1,216	-	SGL - SGL WIDE
Segment	Story	Width	Length	Area	Foundation
BAS	0	16	76	1,216	POST ON GROUND
DK	0	6	10	60	POST ON GROUND
DK	0	10	20	200	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	3 BEDROOMS	-	-	CENTRAL, PROPANE	

Improvement 2 Details (DG 26X30)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2002	780	780	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	30	780	FLOATING SLAB

Improvement 3 Details (ST 10X14)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2017	140	140	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	14	140	POST ON GROUND

Improvement 4 Details (ST 10X15)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1957	150	150	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	15	150	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/1994	\$25,500	97691
08/1992	\$21,000	85372
01/1992	\$0	97690



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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	\$32,000	\$76,400	\$108,400	\$0	\$0	-
	Total	\$32,000	\$76,400	\$108,400	\$0	\$0	716.00
2023 Payable 2024	201	\$31,400	\$69,200	\$100,600	\$0	\$0	-
	Total	\$31,400	\$69,200	\$100,600	\$0	\$0	724.00
2022 Payable 2023	201	\$30,800	\$64,400	\$95,200	\$0	\$0	-
	Total	\$30,800	\$64,400	\$95,200	\$0	\$0	665.00
2021 Payable 2022	201	\$30,300	\$58,300	\$88,600	\$0	\$0	-
	Total	\$30,300	\$58,300	\$88,600	\$0	\$0	593.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$839.00	\$25.00	\$864.00	\$22,602	\$49,812	\$72,414	
2023	\$809.00	\$25.00	\$834.00	\$21,524	\$45,004	\$66,528	
2022	\$809.00	\$25.00	\$834.00	\$20,291	\$39,043	\$59,334	

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