



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 5:09:49 PM

| General Details | | | | | | | | | | | | | | | |
|---|--|--------------------------------------|--|--------------------------|-----------|------------|--|-----------|--|----------|--|----------|--|----------|--|
| Parcel ID: | | 450-0010-00775 | | | | | | | | | | | | | |
| Legal Description Details | | | | | | | | | | | | | | | |
| Plat Name: | | MIDWAY | | | | | | | | | | | | | |
| Section | | Township | | Range | | Lot | | | | | | | | | |
| 6 | | 49 | | 15 | | - | | | | | | | | | |
| Block | | - | | | | | | | | | | | | | |
| Description: | | W1/2 OF NW1/4 OF NE1/4 OF NE1/4 | | | | | | | | | | | | | |
| Taxpayer Details | | | | | | | | | | | | | | | |
| Taxpayer Name | | MELANSON KENNETH M | | | | | | | | | | | | | |
| and Address: | | 5748 ST LOUIS RIVER RD | | | | | | | | | | | | | |
| | | PROCTOR MN 55810 | | | | | | | | | | | | | |
| Owner Details | | | | | | | | | | | | | | | |
| Owner Name | | MELANSON KENNETH M ETUX | | | | | | | | | | | | | |
| Payable 2025 Tax Summary | | | | | | | | | | | | | | | |
| 2025 - Net Tax | | | | \$6,057.00 | | | | | | | | | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | | | | | | | | | |
| 2025 - Total Tax & Special Assessments | | | | \$6,086.00 | | | | | | | | | | | |
| Current Tax Due (as of 12/13/2025) | | | | | | | | | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | | | | | | | | | |
| 2025 - 1st Half Tax | | \$3,043.00 | | 2025 - 2nd Half Tax | | \$3,043.00 | | | | | | | | | |
| 2025 - 1st Half Tax Due | | \$0.00 | | 2025 - 1st Half Tax Paid | | \$3,043.00 | | | | | | | | | |
| 2025 - 1st Half Tax Paid | | \$3,043.00 | | 2025 - 2nd Half Tax Due | | \$0.00 | | | | | | | | | |
| 2025 - 1st Half Due | | \$0.00 | | 2025 - 2nd Half Due | | \$0.00 | | | | | | | | | |
| 2025 - 2nd Half Tax | | \$3,043.00 | | 2025 - 2nd Half Tax Paid | | \$3,043.00 | | | | | | | | | |
| 2025 - 2nd Half Tax Due | | \$0.00 | | 2025 - Total Due | | \$0.00 | | | | | | | | | |
| 2025 - Total Due | | \$0.00 | | | | | | | | | | | | | |
| Parcel Details | | | | | | | | | | | | | | | |
| Property Address: | | 5748 SAINT LOUIS RIVER RD, DULUTH MN | | | | | | | | | | | | | |
| School District: | | 704 | | | | | | | | | | | | | |
| Tax Increment District: | | - | | | | | | | | | | | | | |
| Property/Homesteader: | | MELANSON, KENNETH M | | | | | | | | | | | | | |
| Assessment Details (2025 Payable 2026) | | | | | | | | | | | | | | | |
| Class Code | | Homestead | | Land | | Bldg | | Total | | Def Land | | Def Bldg | | Net Tax | |
| (Legend) | | Status | | EMV | | EMV | | EMV | | EMV | | EMV | | Capacity | |
| 201 | | 1 - Owner Homestead | | \$87,600 | | \$510,500 | | \$598,100 | | \$0 | | \$0 | | - | |
| | | (100.00% total) | | | | | | | | | | | | | |
| Total: | | | | \$87,600 | | \$510,500 | | \$598,100 | | \$0 | | \$0 | | 6226 | |



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Land Details

Deeded Acres: 5.00
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 (HOUSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|------------------------------------|----------------------|
| HOUSE | 1978 | 2,132 | 2,132 | AVG Quality / 1500 Ft ² | RAM - RAMBL/RNCH |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 4 | 26 | 104 | WALKOUT BASEMENT |
| BAS | 1 | 6 | 11 | 66 | WALKOUT BASEMENT |
| BAS | 1 | 14 | 15 | 210 | WALKOUT BASEMENT |
| BAS | 1 | 17 | 24 | 408 | DOUBLE TUCK UNDER |
| BAS | 1 | 28 | 48 | 1,344 | WALKOUT BASEMENT |
| DK | 0 | 4 | 15 | 60 | PIERS AND FOOTINGS |
| DK | 0 | 4 | 24 | 96 | PIERS AND FOOTINGS |
| DK | 0 | 6 | 12 | 72 | PIERS AND FOOTINGS |
| DK | 0 | 10 | 12 | 120 | PIERS AND FOOTINGS |
| DK | 0 | 10 | 32 | 320 | PIERS AND FOOTINGS |
| OP | 0 | 7 | 22 | 154 | FLOATING SLAB |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 1.75 BATHS | 3 BEDROOMS | - | | 1 | C&AIR_COND, ELECTRIC |

Improvement 2 Details (PB 42X54)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING | 1987 | 2,268 | 2,268 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 42 | 54 | 2,268 | FLOATING SLAB |
| OPX | 0 | 6 | 54 | 324 | FLOATING SLAB |

Improvement 3 Details (PB 27X32)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING | 0 | 864 | 864 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 27 | 32 | 864 | POST ON GROUND |

Improvement 4 Details (PB 28X36+)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING | 0 | 1,008 | 1,008 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 28 | 36 | 1,008 | FLOATING SLAB |
| OPX | 1 | 8 | 36 | 288 | FLOATING SLAB |



PROPERTY DETAILS REPORT

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| Improvement 5 Details (BARN 30X38) | | | | | |
|------------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| BARN | 2001 | 1,140 | 1,710 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1.5 | 30 | 38 | 1,140 | FOUNDATION |

| Improvement 6 Details (ST 6X10) | | | | | |
|---------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
| STORAGE BUILDING | 0 | 60 | 60 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 6 | 10 | 60 | POST ON GROUND |

| Sales Reported to the St. Louis County Auditor | | |
|--|----------------|------------|
| Sale Date | Purchase Price | CRV Number |
| 08/1994 | \$115,000 | 98600 |
| 08/1994 | \$115,000 | 106543 |

| 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 | \$54,000 | \$510,500 | \$564,500 | \$0 | \$0 | - |
| | Total | \$54,000 | \$510,500 | \$564,500 | \$0 | \$0 | 5,806.00 |
| 2023 Payable 2024 | 201 | \$51,900 | \$418,500 | \$470,400 | \$0 | \$0 | - |
| | Total | \$51,900 | \$418,500 | \$470,400 | \$0 | \$0 | 4,704.00 |
| 2022 Payable 2023 | 201 | \$49,700 | \$388,900 | \$438,600 | \$0 | \$0 | - |
| | Total | \$49,700 | \$388,900 | \$438,600 | \$0 | \$0 | 4,386.00 |
| 2021 Payable 2022 | 201 | \$48,200 | \$352,700 | \$400,900 | \$0 | \$0 | - |
| | Total | \$48,200 | \$352,700 | \$400,900 | \$0 | \$0 | 3,997.00 |

| Tax Detail History | | | | | | |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024 | \$5,225.00 | \$25.00 | \$5,250.00 | \$51,900 | \$418,500 | \$470,400 |
| 2023 | \$5,117.00 | \$25.00 | \$5,142.00 | \$49,700 | \$388,900 | \$438,600 |
| 2022 | \$5,191.00 | \$25.00 | \$5,216.00 | \$48,061 | \$351,680 | \$399,741 |

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