



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 2:09:57 PM

General Details							
Parcel ID:	450-0010-01893						
Document:	Abstract - 01420068						
Document Date:	07/19/2021						
Legal Description Details							
Plat Name:	MIDWAY						
Section	Township	Range	Lot	Block			
9	49	15	-	-			
Description:	E1/2 OF NE1/4 OF NW1/4 OF NW1/4 EX S 100 FT OF E 230 FT & W 430 FT OF N 53.50 FT OF E1/2 OF N1/2 OF S1/2 OF NW1/4 OF NW1/4						
Taxpayer Details							
Taxpayer Name and Address:	NEVANEN CATHY & DAVID 3299 ROSS LN PROCTOR MN 55810						
Owner Details							
Owner Name	NEVANEN CATHY						
Owner Name	NEVANEN DAVID						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,821.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$4,850.00			
Current Tax Due (as of 4/28/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,425.00	2025 - 2nd Half Tax	\$2,425.00	2025 - 1st Half Tax Due	\$2,425.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,425.00		
2025 - 1st Half Due	\$2,425.00	2025 - 2nd Half Due	\$2,425.00	2025 - Total Due	\$4,850.00		
Parcel Details							
Property Address:	3299 ROSS LN, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	NEVANEN, CATHY A & DAVID J						
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)	\$55,500	\$423,900	\$479,400	\$0	\$0	-
Total:		\$55,500	\$423,900	\$479,400	\$0	\$0	4760



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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: 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.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2002	2,224	2,224	-	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	32	768	-
BAS	1	26	28	728	-
DK	1	10	38	380	POST ON GROUND
DK	1	12	12	144	POST ON GROUND
OP	1	6	18	108	FOUNDATION
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	-		1	C&AC&EXCH, PROPANE

Improvement 2 Details (DG 28X32)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2005	896	896	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	32	896	FLOATING SLAB

Improvement 3 Details (ST 12X16)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2003	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	16	192	POST ON GROUND

Improvement 4 Details (ST 8X12)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

Improvement 5 Details (7X8 SAUNA)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BARREL SAUNA	2024	56	56	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	7	8	56	FLOATING SLAB



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Improvement 6 Details (WOODSHED)																							
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.																	
STORAGE BUILDING	2019	180		180	-	-																	
<table><tr><td>Segment</td><td>Story</td><td>Width</td><td>Length</td><td>Area</td><td colspan="3">Foundation</td></tr><tr><td>BAS</td><td>1</td><td>10</td><td>18</td><td>180</td><td colspan="3">POST ON GROUND</td></tr></table>								Segment	Story	Width	Length	Area	Foundation			BAS	1	10	18	180	POST ON GROUND		
Segment	Story	Width	Length	Area	Foundation																		
BAS	1	10	18	180	POST ON GROUND																		
Sales Reported to the St. Louis County Auditor																							
Sale Date		Purchase Price			CRV Number																		
07/2021		\$400,000			243764																		
10/2014		\$145,000			208538																		
10/2002		\$162,250			148831																		
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	\$46,500	\$418,500	\$465,000	\$0	\$0	-																
	Total	\$46,500	\$418,500	\$465,000	\$0	\$0	4,603.00																
2023 Payable 2024	201	\$45,000	\$379,600	\$424,600	\$0	\$0	-																
	Total	\$45,000	\$379,600	\$424,600	\$0	\$0	4,246.00																
2022 Payable 2023	201	\$43,300	\$352,800	\$396,100	\$0	\$0	-																
	Total	\$43,300	\$352,800	\$396,100	\$0	\$0	3,945.00																
2021 Payable 2022	201	\$42,100	\$262,000	\$304,100	\$0	\$0	-																
	Total	\$42,100	\$262,000	\$304,100	\$0	\$0	2,942.00																
Tax Detail History																							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV																	
2024	\$4,717.00	\$25.00	\$4,742.00	\$45,000	\$379,600	\$424,600																	
2023	\$4,605.00	\$25.00	\$4,630.00	\$43,126	\$351,383	\$394,509																	
2022	\$3,833.00	\$25.00	\$3,858.00	\$40,733	\$253,496	\$294,229																	

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