



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 9:25:01 AM

General Details							
Parcel ID:	450-0010-02530						
Document:	Abstract - 997701						
Document Date:	09/23/2005						
Legal Description Details							
Plat Name:	MIDWAY						
Section	Township	Range	Lot	Block			
17	49	15	-	-			
Description:	S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4						
Taxpayer Details							
Taxpayer Name	REED SHAWN B						
and Address:	2962 MIDWAY RD PROCTOR MN 55810						
Owner Details							
Owner Name	REED CHRISTINA L						
Owner Name	REED SHAWN B						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,471.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$3,500.00</b>				
Current Tax Due (as of 4/27/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,750.00	2025 - 2nd Half Tax	\$1,750.00	2025 - 1st Half Tax Due	\$1,750.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,750.00		
<b>2025 - 1st Half Due</b>	<b>\$1,750.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,750.00</b>	<b>2025 - Total Due</b>	<b>\$3,500.00</b>		
Parcel Details							
Property Address:	2962 MIDWAY RD, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	REED, SHAWN B & CHRISTINA L						
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)	\$99,000	\$263,900	\$362,900	\$0	\$0	-
Total:		\$99,000	\$263,900	\$362,900	\$0	\$0	3490



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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 (HOUSE/BIG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1989	1,376	1,376	AVG Quality / 785 Ft <sup>2</sup>	SE - SPLT ENTRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	28	224	WALKOUT BASEMENT
BAS	1	18	36	648	WALKOUT BASEMENT
DK	1	4	8	32	PIERS AND FOOTINGS
DK	1	6	14	84	PIERS AND FOOTINGS
DK	1	8	32	256	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	3 BEDROOMS	-		0	C&AIR_COND, FUEL OIL

## Improvement 2 Details (ST 8X12+)

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

## Improvement 3 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
BARREL SAUNA	2022	36	36	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	6	6	36	POST ON GROUND
DKX	0	4	8	32	POST ON GROUND

## Improvement 4 Details (YARD DECK)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	2022	144	144	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	12	144	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2005	\$237,500	167957
08/2001	\$151,000	142233



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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	\$74,500	\$271,100	\$345,600	\$0	\$0	-
	Total	\$74,500	\$271,100	\$345,600	\$0	\$0	3,302.00
2023 Payable 2024	201	\$71,100	\$246,000	\$317,100	\$0	\$0	-
	Total	\$71,100	\$246,000	\$317,100	\$0	\$0	3,084.00
2022 Payable 2023	201	\$67,500	\$236,100	\$303,600	\$0	\$0	-
	Total	\$67,500	\$236,100	\$303,600	\$0	\$0	2,937.00
2021 Payable 2022	201	\$64,900	\$214,100	\$279,000	\$0	\$0	-
	Total	\$64,900	\$214,100	\$279,000	\$0	\$0	2,669.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,437.00	\$25.00	\$3,462.00	\$69,149	\$239,250	\$308,399	
2023	\$3,437.00	\$25.00	\$3,462.00	\$65,295	\$228,389	\$293,684	
2022	\$3,481.00	\$25.00	\$3,506.00	\$62,078	\$204,792	\$266,870	

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