



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 9:27:39 AM

General Details							
Parcel ID:	450-0010-02560						
Document:	Abstract - 01456028						
Document Date:	10/26/2022						
Legal Description Details							
Plat Name:	MIDWAY						
Section	Township	Range	Lot	Block			
17	49	15	-	-			
Description:	SW 1/4 OF NE 1/4 OF SE 1/4						
Taxpayer Details							
Taxpayer Name	DONAHUE NOEL & JEFFREY AND						
and Address:	NOVAK-PILCH KAINE EDWARD						
	5540 PINE HILL RD						
	PROCTOR MN 55810						
Owner Details							
Owner Name	DONAHUE JEFFREY						
Owner Name	DONAHUE NOEL						
Owner Name	NOVAK-PILCH KAINE EDWARD						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,319.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,348.00			
Current Tax Due (as of 4/27/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,674.00	2025 - 2nd Half Tax	\$1,674.00	2025 - 1st Half Tax Due	\$1,674.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,674.00		
2025 - 1st Half Due	\$1,674.00	2025 - 2nd Half Due	\$1,674.00	2025 - Total Due	\$3,348.00		
Parcel Details							
Property Address:	5540 PINE HILL RD, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	DONAHUE,NOEL&JEFFREY &NOVAK-PILCH,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)	\$96,900	\$174,700	\$271,600	\$0	\$0	-
Total:		\$96,900	\$174,700	\$271,600	\$0	\$0	2495



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Land Details

Deeded Acres: 10.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: D - DUG 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	1960	1,380	1,380	E Quality / 1040 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	46	1,380	BASEMENT
DK	1	0	0	535	POST ON GROUND
DK	1	12	18	216	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	3 BEDROOMS	-	0	STOVE/SPCE, PROPANE	

Improvement 2 Details (PB 26X45)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	1980	1,170	1,170	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	45	1,170	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2022	\$320,000	252055
08/2004	\$215,000	161605

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	\$72,400	\$268,900	\$341,300	\$0	\$0	-
	Total	\$72,400	\$268,900	\$341,300	\$0	\$0	3,255.00
2023 Payable 2024	201	\$69,000	\$244,000	\$313,000	\$0	\$0	-
	Total	\$69,000	\$244,000	\$313,000	\$0	\$0	3,039.00
2022 Payable 2023	201	\$65,300	\$226,700	\$292,000	\$0	\$0	-
	Total	\$65,300	\$226,700	\$292,000	\$0	\$0	2,810.00
2021 Payable 2022	201	\$62,700	\$205,600	\$268,300	\$0	\$0	-
	Total	\$62,700	\$205,600	\$268,300	\$0	\$0	2,552.00



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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	\$3,315.00	\$25.00	\$3,340.00	\$67,001	\$236,929	\$303,930
2023	\$3,291.00	\$25.00	\$3,316.00	\$62,849	\$218,191	\$281,040
2022	\$3,331.00	\$25.00	\$3,356.00	\$59,640	\$195,567	\$255,207

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