



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 11:56:35 PM

| 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                 |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                            |               | <b>\$3,348.00</b>       |                 |                 |                     |
| Current Tax Due (as of 12/14/2025)                |  |                            |               |                         |                 |                 |                     |
| 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 | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$1,674.00                             | 2025 - 2nd Half Tax Paid   | \$1,674.00    | 2025 - 2nd Half Tax Due | \$0.00          |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>                          | <b>2025 - 2nd Half Due</b> | <b>\$0.00</b> | <b>2025 - Total Due</b> | <b>\$0.00</b>   |                 |                     |
| 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<br>(Legend)                            | Homestead<br>Status                    | Land<br>EMV                | Bldg<br>EMV   | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 201   | 1 - Owner Homestead<br>(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/frnPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish                  | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|----------------------------------|--------------------|
| HOUSE            | 1960          | 1,380                      | 1,380                      | E Quality / 1040 Ft <sup>2</sup> | 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 <sup>2</sup> | Gross Area Ft <sup>2</sup> | 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<br>(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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