



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 9:59:09 AM

General Details							
Parcel ID:	450-0010-04620						
Document:	Abstract - 01314991						
Document Date:	06/20/2017						
Legal Description Details							
Plat Name:	MIDWAY						
Section	Township	Range	Lot	Block			
30	49	15	-	-			
Description:	E 1/3 OF NW 1/4 OF SW 1/4 EX RY R OF W 2 14/100 AC						
Taxpayer Details							
Taxpayer Name	BUFFALO VALLEY HOLDINGS LLC						
and Address:	2590 GUSS ROAD PROCTOR MN 55810						
Owner Details							
Owner Name	BUFFALO VALLEY HOLDINGS LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$14,132.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$14,132.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$7,066.00	2025 - 2nd Half Tax	\$7,066.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$7,066.00	2025 - 2nd Half Tax Paid	\$7,066.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	2586 GUSS RD, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	-						
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
205	0 - Non Homestead	\$30,800	\$188,500	\$219,300	\$0	\$0	-
233	0 - Non Homestead	\$117,000	\$750,900	\$867,900	\$0	\$0	-
111	0 - Non Homestead	\$5,800	\$0	\$5,800	\$0	\$0	-
Total:		\$153,600	\$939,400	\$1,093,000	\$0	\$0	19407



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Land Details

Deeded Acres: 12.53
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: -
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 (RESTAURANT)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
RESTAURANT	1970	5,844	9,684	-	RES - RESTAURANT
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	12	48	FLOATING SLAB
BAS	1	6	18	108	FLOATING SLAB
BAS	1	8	11	88	CANTILEVER
BAS	1	12	60	720	BASEMENT
BAS	1	20	52	1,040	FLOATING SLAB
BAS	2	8	60	480	BASEMENT
BAS	2	56	60	3,360	FOUNDATION
BMT	1	0	0	1,200	FOUNDATION
BMT	1	18	24	432	FOUNDATION
DK	1	0	0	933	POST ON GROUND
DK	1	9	17	153	POST ON GROUND
DK	1	16	30	480	POST ON GROUND

Improvement 2 Details (SHWER BLDG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
UTILITY	2002	2,500	2,500	-	EQP - LT EQUIP
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	18	180	FLOATING SLAB
BAS	1	40	58	2,320	FLOATING SLAB

Improvement 3 Details (STORE/GAR)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
UTILITY	2008	1,540	1,540	-	LT - LT UTILITY
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	28	616	FLOATING SLAB
BAS	1	22	42	924	FLOATING SLAB



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Improvement 4 Details (NXT TO BAR)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1965	506	506	-	BNG - BUNGALOW
Segment	Story	Width	Length	Area	Foundation
BAS	1	2	13	26	CANTILEVER
BAS	1	2	24	48	CANTILEVER
BAS	1	18	24	432	CANTILEVER
DK	1	8	23	184	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.75 BATH	2 BEDROOMS	-	0	CENTRAL, PROPANE	

Improvement 5 Details (RENTAL)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1966	528	528	-	1S - 1 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	33	528	POST ON GROUND
CN	1	4	9	36	POST ON GROUND
DK	1	4	7	28	POST ON GROUND
DK	1	7	15	105	POST ON GROUND
DK	1	8	12	96	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.75 BATH	2 BEDROOMS	-	0	CENTRAL, PROPANE	

Improvement 6 Details (RENTAL)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1970	520	520	U Quality / 0 Ft ²	HOG - HS OVR GAR
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	26	520	SINGLE TUCK UNDER GARAGE
DK	1	4	12	48	POST ON GROUND
DK	1	8	26	208	CANTILEVER
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.75 BATH	2 BEDROOMS	-	0	CENTRAL, PROPANE	

Improvement 7 Details (BEHIND BAR)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MATERIALS STORAGE	0	91	91	-	MC - MATL CLSD
Segment	Story	Width	Length	Area	Foundation
BAS	1	7	13	91	FLOATING SLAB

Improvement 8 Details (ZBO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GAZEBO	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	8	64	POST ON GROUND

Improvement 9 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	2021	2,240	2,240	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	40	56	2,240	-



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Improvement 10 Details (PARKING+)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
PARKING LOT	2024	53,676	53,676	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	53,676	-

Improvement 11 Details (UPPER LOT)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
PARKING LOT	2024	48,110	48,110	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	48,110	-

Sales Reported to the St. Louis County Auditor							
No Sales information reported.							

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	233	\$88,700	\$455,400	\$544,100	\$0	\$0	-
	111	\$20,000	\$0	\$20,000	\$0	\$0	-
	Total	\$108,700	\$455,400	\$564,100	\$0	\$0	11,082.00
2023 Payable 2024	233	\$85,900	\$395,200	\$481,100	\$0	\$0	-
	111	\$18,700	\$0	\$18,700	\$0	\$0	-
	Total	\$104,600	\$395,200	\$499,800	\$0	\$0	9,809.00
2022 Payable 2023	233	\$47,700	\$211,600	\$259,300	\$0	\$0	-
	111	\$16,400	\$0	\$16,400	\$0	\$0	-
	232	\$33,500	\$146,800	\$180,300	\$0	\$0	-
	Total	\$97,600	\$358,400	\$456,000	\$0	\$0	7,153.00
2021 Payable 2022	233	\$47,700	\$211,600	\$259,300	\$0	\$0	-
	111	\$16,400	\$0	\$16,400	\$0	\$0	-
	232	\$33,500	\$146,800	\$180,300	\$0	\$0	-
	Total	\$97,600	\$358,400	\$456,000	\$0	\$0	7,153.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$13,076.00	\$0.00	\$13,076.00	\$104,600	\$395,200	\$499,800
2023	\$9,938.00	\$0.00	\$9,938.00	\$97,600	\$358,400	\$456,000
2022	\$11,096.00	\$0.00	\$11,096.00	\$97,600	\$358,400	\$456,000



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