



St. Louis County, Minnesota

Date of Report: 12/15/2025 10:04:03 AM

General Details

 Parcel ID:
 450-0010-04630

 Document:
 Abstract - 01314991

 Document Date:
 06/20/2017

Legal Description Details

Plat Name: MIDWAY

Section Township Range Lot Block

30 49 15

Description: W 2/3 OF NW 1/4 OF SW 1/4 EX RY R OF W 4 28/100 ACRES

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 \$7,917.00

2025 - Special Assessments \$29.00

2025 - Total Tax & Special Assessments \$7,946.00

Current Tax Due (as of 12/14/2025)

Due May 15		Due October 15		Total Due		
2025 - 1st Half Tax	\$3,973.00	2025 - 2nd Half Tax	\$3,973.00	2025 - 1st Half Tax Due	\$0.00	
2025 - 1st Half Tax Paid	\$3,973.00	2025 - 2nd Half Tax Paid	\$3,973.00	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: 2590 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	\$39,900	\$457,000	\$496,900	\$0	\$0	-			
217	0 - Non Homestead	\$65,200	\$194,000	\$259,200	\$0	\$0	-			
233	0 - Non Homestead	\$100,400	\$16,700	\$117,100	\$0	\$0	-			
	Total:	\$205,500	\$667,700	\$873,200	\$0	\$0	11793			





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Land Details

Deeded Acres: 25.05 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.

	•	•		, ,		,
		Improve	ement 1 D	etails (HOUSE)	
Improvement Type	Year Built	Main Flo	oor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1961	1,49	96	1,496	AVG Quality / 1320 F	t ² RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foun	dation
BAS	1	8	22	176	LOW BA	SEMENT
BAS	1	22	60	1,320	BASE	EMENT
CW	1	4	31	124	CANT	ILEVER
DK	1	8	20	160	POST ON	I GROUND
OP	1	4	9	36	POST ON	I GROUND
Bath Count	Bedroom Co	unt	Room (Count	Fireplace Count	HVAC
1.75 BATHS	3 BEDROOM	//S	_		0	CENTRAL, PROPANE

1.75 BATHS

	Improvement 2 Details (HEXAGON)										
	Improvement Type	Year Built	Main Flo	oor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc				
	HOUSE	0	1,3	30	1,330	-	LOG - LOG				
Segment		Story	Width	Length	Area	Foundat	tion				
	BAS	1	0	0	1,258	FLOATING	SLAB				
BAS 1		1	8	9	72	POST ON GI	ROUND				
DK		1	1 0		1,034	POST ON GI	ROUND				
	Bath Count	Bedroom Co	unt	Room C	Count	Fireplace Count	HVAC				

0.75 BATH 2 BEDROOMS C&AIR_COND, PROPANE Improvement 3 Details (NEAR HEX)

			improvem	iciii o Dei	ans (NEXIX IIE)	•/	
Improvement Type		Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.
S	TORAGE BUILDING	0	11:	2	112	-	-
	Segment	Story	Width	Length	Area	Foundati	ion
	BAS	1	8	14	112	POST ON GR	ROUND

	Improvement 4 Details (HIP)									
ı	mprovement Type	Year Built	Main Flo	or Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.			
	POLE BUILDING	2020	3,24	40	3,240	-	-			
	Segment	Story	Width	Length	Area	Foundat	ion			
	BAS	1	54	60	3,240	FLOATING	SLAB			
	DKX	1	0	0	1,365	POST ON G	ROUND			
	DKX	1	10	20	200	PIERS AND FO	DOTINGS			
	LT	1	10	22	220	FLOATING	SLAB			
	OPX	1	10	42	420	FLOATING	SLAB			
	OPX	1	10	60	600	FLOATING	SLAB			





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			Improve	amont 5 [Details (W/H	IID\					
Improve	ment Type	Year Built	Main Flo		Gross Area F	•	sement Finish	Style C	ode & Desc.		
_	BUILDING	0	648		648	ı Das	-	Style Ct	ue a Desc.		
T OLL B	Segmen			Length			Founda	ation			
	BAS 1		24	27	648		POST ON (
	BAO	<u>'</u>					1001011	SICOULD			
			-		Details (W/H	•					
Improver	ment Type		Main Flo		Gross Area F	t ² Bas	sement Finish	-	ode & Desc.		
		2023	50		50		-		PLAIN SLAB		
	Segmen						Founda	ation			
	BAS	0	0	0	50		-				
Improvement 7 Details (W/HIP)											
Improver	ment Type	Year Built	Main Flo	or Ft ²	Gross Area F	t ² Bas	ement Finish	Style Co	ode & Desc.		
		2023	250)	250		-	V - VN	IYL SURFC		
	Segmen	t Story	Width	Length	Area		Founda	ation			
	BAS	0	0	0	250		-				
			Improvem	ent 8 De	tails (W OF	BAR)					
Improve	ment Type	Year Built	Main Flo	or Ft ²	Gross Area F	t ² Bas	sement Finish	Style Co	ode & Desc.		
STORAGE	E BUILDIN	G 0	96	i	96				-		
	Segmen	t Story	Width	Length	Area		Foundation				
	BAS	1	8	12	12 96		POST ON GROUND				
			Improveme	nt 9 Deta	ils (WATER	BLDG)					
Improve	ment Type	Year Built	Main Flo		Gross Area F	-	sement Finish	Style Co	ode & Desc.		
MECHANICAL 2019			400)	400		_		_		
BOIL	BUILDING										
_		t Story	Width				Found	ation			
	Segmen BAS	-		Length	Area		Found				
	Segmen BAS	1	20	Length 20	Area 400		FOUND				
	BAS	1		Length 20	Area 400	nty Audito	FOUND				
No Sales	BAS	1	20	Length 20	Area 400	nty Audito	FOUND				
No Sales	BAS	1	20 Sales Reported	Length 20 to the St	Area 400	nty Audito	FOUND				
No Sales	BAS	ion reported.	20 Gales Reported	Length 20 to the St	Area 400 . Louis Cou nt History		FOUND/ or Def	ATION			
	BAS	ion reported. Class Code	20 Sales Reported As	Length 20 to the St	Area 400 . Louis Cou nt History	Total	FOUND/ or Def Land	ATION Def Bldg	Net Tax Capacity		
No Sales	BAS	ion reported.	20 Gales Reported	Length 20 to the St	Area 400 . Louis Cou nt History	Total EMV	FOUND/ or Def	ATION	Net Tax Capacity		
Year	BAS informat	ion reported. Class Code (Legend)	20 Sales Reported As Land EMV	Length 20 to the St	Area 400 . Louis Count History	Total	PF Def Land EMV	ATION Def Bldg EMV			
	BAS informat	ion reported. Class Code (Legend) 207	20 Sales Reported As Land EMV \$83,400 \$86,000	Length 20 to the St ssessmer Bit EN \$432	Area 400 Louis Count History dg IV ,600	Total EMV \$516,000 \$86,000	Def Land EMV \$0	Def Bldg EMV \$0 \$0			
Year	BAS informat	ion reported. Class Code (Legend) 207 233 Total	20 Sales Reported As Land EMV \$83,400 \$86,000 \$169,400	Length 20 to the St ssessmer Bli EN \$432 \$432	Area 400 Louis Count History dg IV ,600 0 ,600	Total EMV \$516,000 \$86,000 \$602,000	Def Land EMV \$0 \$0	Def Bldg EMV \$0 \$0 \$0	Capacity -		
Year 2024 Payab	BAS informat	Class Code (Legend) 207 233 Total	20 Sales Reported As Land EMV \$83,400 \$86,000 \$169,400 \$79,000	Length 20 to the St ssessmer Bli EN \$432 \$ \$432 \$ \$432	Area 400 Louis Cou It History dg IV ,600 ,600 ,600	Total EMV \$516,000 \$86,000 \$602,000 \$471,600	Def Land EMV \$0 \$0 \$0 \$0 \$0	Def Bldg EMV \$0 \$0 \$0 \$0	Capacity -		
Year	BAS informat	Class Code (Legend) 207 233 Total 207 233	20 Sales Reported As Land EMV \$83,400 \$86,000 \$169,400 \$79,000 \$84,300	Length 20 to the St ssessmer Bli EN \$432 \$432 \$392	Area 400 Louis Count History dg IV ,600 ,600 ,600 0	Total EMV \$516,000 \$86,000 \$602,000 \$471,600 \$84,300	## Production	Def Bldg EMV \$0 \$0 \$0 \$0 \$0 \$0	7,740.00		
Year 2024 Payab	BAS informat	Class Code (Legend) 207 233 Total 207 233 Total	20 Sales Reported As Land EMV \$83,400 \$86,000 \$169,400 \$79,000 \$84,300 \$163,300	Length 20 to the St ssessmer BIG EN \$432 \$392 \$392	Area 400 Louis Count History dg IV ,600 ,600 ,600 ,600 ,600	Total EMV \$516,000 \$86,000 \$602,000 \$471,600 \$84,300 \$555,900	FOUND/ OF Def Land EMV \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Def Bldg EMV \$0 \$0 \$0 \$0 \$0 \$0 \$0	Capacity -		
Year 2024 Payab 2023 Payab	BAS informat r ole 2025	Class Code (Legend) 207 233 Total 207 233 Total 207	20 Sales Reported As Land EMV \$83,400 \$86,000 \$169,400 \$79,000 \$84,300 \$163,300 \$53,400	Length 20 to the St SSESSMER \$432 \$392 \$392 \$398	Area 400 Louis Count History dg IV ,600 0 ,600 0 ,600 0 ,600 0 ,600	Total EMV \$516,000 \$86,000 \$602,000 \$471,600 \$84,300 \$555,900 \$421,700	FOUND/ OF Def Land EMV \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Def Bldg EMV \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	7,740.00		
Year 2024 Payab	BAS informat r ole 2025	Class Code (Legend) 207 233 Total 207 233 Total 207 233	20 Sales Reported As Land EMV \$83,400 \$86,000 \$169,400 \$79,000 \$84,300 \$163,300 \$53,400 \$103,200	Length 20 to the St ssessmer BIG EN \$432 \$392 \$392 \$368 \$368	Area 400 Louis Cou It History dg V ,600 0 ,600 0 ,600 0 ,300 0	Total EMV \$516,000 \$86,000 \$602,000 \$471,600 \$84,300 \$555,900 \$421,700 \$103,200	FOUND/ Def Land EMV \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Def Bldg EMV \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	7,740.00 - 7,160.00		
Year 2024 Payab 2023 Payab	BAS informat r ole 2025	Class Code (Legend) 207 233 Total 207 233 Total 207	20 Sales Reported As Land EMV \$83,400 \$86,000 \$169,400 \$79,000 \$84,300 \$163,300 \$53,400 \$103,200 \$156,600	Length 20 to the St SSESSMER \$432 \$392 \$392 \$398	Area 400 Louis Cou It History dg V ,600 0 ,600 0 ,600 0 ,300 0	Total EMV \$516,000 \$86,000 \$602,000 \$471,600 \$84,300 \$555,900 \$421,700 \$103,200 \$524,900	FOUND/ OF Def Land EMV \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Def Bldg EMV \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	7,740.00		
Year 2024 Payab 2023 Payab	BAS informat r ole 2025	Class Code (Legend) 207 233 Total 207 233 Total 207 233	20 Sales Reported As Land EMV \$83,400 \$86,000 \$169,400 \$79,000 \$84,300 \$163,300 \$53,400 \$103,200 \$156,600 \$111,200	Length 20 to the St SSESSMER BIG EN \$432 \$392 \$392 \$368 \$368 \$368	Area 400 Louis Count History dg V ,600 0 ,600 0 ,600 0 ,300 0 ,300 0 ,400	Total EMV \$516,000 \$86,000 \$602,000 \$471,600 \$84,300 \$555,900 \$421,700 \$103,200 \$524,900 \$475,600	FOUND/ Pr Def Land EMV \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Def Bldg EMV \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	7,740.00 - 7,160.00		
Year 2024 Payab 2023 Payab	BAS informat r ole 2025 ole 2024 ole 2023	Class Code (Legend) 207 233 Total 207 233 Total 207 233 Total 207 232 Total	20 Sales Reported As Land EMV \$83,400 \$86,000 \$169,400 \$79,000 \$84,300 \$163,300 \$53,400 \$103,200 \$156,600	Length 20 to the St SSESSMER BIG \$432 \$392 \$392 \$368 \$368	Area 400 Louis Count History dg V ,600 0 ,600 0 ,600 0 ,300 0 ,300 0 ,400	Total EMV \$516,000 \$86,000 \$602,000 \$471,600 \$84,300 \$555,900 \$421,700 \$103,200 \$524,900	FOUND/ OF Def Land EMV \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Def Bldg EMV \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Capacity 7,740.00 7,160.00 6,303.00		





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	Tax Detail History										
Tax Year	Тах	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV					
2024	\$7,753.00	\$25.00	\$7,778.00	\$163,300	\$392,600	\$555,900					
2023	\$7,355.00	\$25.00	\$7,380.00	\$156,600	\$368,300	\$524,900					
2022	\$8,161.00	\$25.00	\$8,186.00	\$152,000	\$364,400	\$516,400					

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