



PROPERTY DETAILS REPORT

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.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1961	1,496	1,496	AVG Quality / 1320 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	22	176	LOW BASEMENT
BAS	1	22	60	1,320	BASEMENT
CW	1	4	31	124	CANTILEVER
DK	1	8	20	160	POST ON GROUND
OP	1	4	9	36	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	-		0	CENTRAL, PROPANE

Improvement 2 Details (HEXAGON)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	1,330	1,330	-	LOG - LOG
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	1,258	FLOATING SLAB
BAS	1	8	9	72	POST ON GROUND
DK	1	0	0	1,034	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
0.75 BATH	2 BEDROOMS	-		0	C&AIR_COND, PROPANE

Improvement 3 Details (NEAR HEX)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	112	112	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	14	112	POST ON GROUND

Improvement 4 Details (HIP)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	2020	3,240	3,240	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	54	60	3,240	FLOATING SLAB
DKX	1	0	0	1,365	POST ON GROUND
DKX	1	10	20	200	PIERS AND FOOTINGS
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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Improvement 5 Details (W/HIP)							
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.	
POLE BUILDING	0	648		648	-	-	
Segment	Story	Width	Length	Area	Foundation		
BAS	1	24	27	648	POST ON GROUND		
Improvement 6 Details (W/HIP)							
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.	
	2023	50		50	-	PLN - PLAIN SLAB	
Segment	Story	Width	Length	Area	Foundation		
BAS	0	0	0	50	-		
Improvement 7 Details (W/HIP)							
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.	
	2023	250		250	-	V - VNYL SURFC	
Segment	Story	Width	Length	Area	Foundation		
BAS	0	0	0	250	-		
Improvement 8 Details (W OF BAR)							
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	96		96	-	-	
Segment	Story	Width	Length	Area	Foundation		
BAS	1	8	12	96	POST ON GROUND		
Improvement 9 Details (WATER BLDG)							
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish	Style Code & Desc.	
MECHANICAL BUILDING	2019	400		400	-	-	
Segment	Story	Width	Length	Area	Foundation		
BAS	1	20	20	400	FOUNDATION		
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	207	\$83,400	\$432,600	\$516,000	\$0	\$0	-
	233	\$86,000	\$0	\$86,000	\$0	\$0	-
	Total	\$169,400	\$432,600	\$602,000	\$0	\$0	7,740.00
2023 Payable 2024	207	\$79,000	\$392,600	\$471,600	\$0	\$0	-
	233	\$84,300	\$0	\$84,300	\$0	\$0	-
	Total	\$163,300	\$392,600	\$555,900	\$0	\$0	7,160.00
2022 Payable 2023	207	\$53,400	\$368,300	\$421,700	\$0	\$0	-
	232	\$103,200	\$0	\$103,200	\$0	\$0	-
	Total	\$156,600	\$368,300	\$524,900	\$0	\$0	6,303.00
2021 Payable 2022	207	\$111,200	\$364,400	\$475,600	\$0	\$0	-
	232	\$40,800	\$0	\$40,800	\$0	\$0	-
	Total	\$152,000	\$364,400	\$516,400	\$0	\$0	6,353.00



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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	\$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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