



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 10:41:41 PM

General Details							
Parcel ID:	475-0010-01260						
Document:	Abstract - 1033004						
Document Date:	09/15/2006						
Legal Description Details							
Plat Name:	NEW INDEPENDENCE						
Section	Township	Range	Lot	Block			
8	52	17	-	-			
Description:	NW 1/4 OF SW 1/4						
Taxpayer Details							
Taxpayer Name	KUCZA BRIAN						
and Address:	5147 LAVAQUE JCT RD DULUTH MN 55811						
Owner Details							
Owner Name	KUCZA BRIAN						
Payable 2025 Tax Summary							
2025 - Net Tax				\$749.00			
2025 - Special Assessments				\$85.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$834.00</b>			
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$417.00	2025 - 2nd Half Tax	\$417.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$417.00	2025 - 2nd Half Tax Paid	\$417.00	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:	-						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	KUCZA, BRIAN M						
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)	\$45,200	\$103,200	\$148,400	\$0	\$0	-
111	0 - Non Homestead	\$28,200	\$0	\$28,200	\$0	\$0	-
Total:		<b>\$73,400</b>	<b>\$103,200</b>	<b>\$176,600</b>	<b>\$0</b>	<b>\$0</b>	<b>1503</b>



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## Land Details

**Deeded Acres:** 40.00  
**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](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	0	920	920	U Quality / 0 Ft <sup>2</sup>	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	23	40	920	BASEMENT
DK	1	12	24	288	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.0 BATH	2 BEDROOMS	-		-	CENTRAL, GAS

## Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	0	576	576	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FLOATING SLAB

## Improvement 3 Details (POLE BLDG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	2009	4,050	4,050	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	54	75	4,050	POST ON GROUND

## Improvement 4 Details (SHED 14X16)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	224	224	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	16	224	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2006	\$210,000 (This is part of a multi parcel sale.)	174005



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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	\$45,200	\$99,800	\$145,000	\$0	\$0	-
	111	\$28,200	\$0	\$28,200	\$0	\$0	-
	Total	\$73,400	\$99,800	\$173,200	\$0	\$0	1,464.00
2023 Payable 2024	201	\$39,300	\$90,500	\$129,800	\$0	\$0	-
	111	\$23,800	\$0	\$23,800	\$0	\$0	-
	Total	\$63,100	\$90,500	\$153,600	\$0	\$0	1,340.00
2022 Payable 2023	201	\$32,200	\$140,000	\$172,200	\$0	\$0	-
	111	\$24,000	\$0	\$24,000	\$0	\$0	-
	Total	\$56,200	\$140,000	\$196,200	\$0	\$0	1,745.00
2021 Payable 2022	201	\$32,200	\$127,700	\$159,900	\$0	\$0	-
	111	\$24,000	\$0	\$24,000	\$0	\$0	-
	Total	\$56,200	\$127,700	\$183,900	\$0	\$0	1,611.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$927.00	\$85.00	\$1,012.00	\$57,168	\$76,841	\$134,009	
2023	\$1,407.00	\$85.00	\$1,492.00	\$52,134	\$122,324	\$174,458	
2022	\$1,455.00	\$85.00	\$1,540.00	\$51,599	\$109,452	\$161,051	

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