



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 7:03:02 PM

General Details							
Parcel ID:	530-0010-00040						
Document:	Abstract - 01407316						
Document Date:	03/02/2021						
Legal Description Details							
Plat Name:	SOLWAY						
	Section	Township	Range	Lot	Block		
	1	50	16	-	-		
Description:	SW 1/4 OF NE 1/4 EX 5 94/100 AC FOR HIGHWAY AND EX 5 AC AT SE COR EX NLY 416 FT OF SLY 1058.9 FT OF WLY 520 FT						
Taxpayer Details							
Taxpayer Name and Address:	KOIVISTO GARY J 4646 HANSEN RD DULUTH MN 55811						
Owner Details							
Owner Name	KOIVISTO GARY JOHN TRUST						
Payable 2025 Tax Summary							
	2025 - Net Tax			\$973.00			
	2025 - Special Assessments			\$29.00			
	2025 - Total Tax & Special Assessments			\$1,002.00			
Current Tax Due (as of 9/17/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$501.00	2025 - 2nd Half Tax	\$501.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$501.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$501.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$501.00	2025 - Total Due	\$501.00		
Parcel Details							
Property Address:	4646 HANSON RD, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	KOIVISTO, GARY J						
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)	\$60,100	\$61,300	\$121,400	\$0	\$0	-
111	0 - Non Homestead	\$9,600	\$0	\$9,600	\$0	\$0	-
Total:		\$69,700	\$61,300	\$131,000	\$0	\$0	954



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Land Details

Deeded Acres:	24.08
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/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (MH SGL)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	1991	1,216	1,216	-	SGL - SGL WIDE

Segment	Story	Width	Length	Area	Foundation
BAS	0	16	76	1,216	POST ON GROUND
DK	0	8	12	96	POST ON GROUND
DK	0	8	16	128	POST ON GROUND

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
2.0 BATHS	3 BEDROOMS	-	-	C&AIR_COND, PROPANE

Improvement 2 Details (DG 24X48)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1971	1,152	1,152	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	14	24	336	FLOATING SLAB
BAS	1	24	34	816	FLOATING SLAB

Improvement 3 Details (DG 20X24)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	480	480	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	0	20	24	480	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

No Sales information reported.



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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	\$60,100	\$61,300	\$121,400	\$0	\$0	-
	111	\$9,600	\$0	\$9,600	\$0	\$0	-
	Total	\$69,700	\$61,300	\$131,000	\$0	\$0	954.00
2023 Payable 2024	201	\$51,600	\$52,700	\$104,300	\$0	\$0	-
	111	\$8,100	\$0	\$8,100	\$0	\$0	-
	Total	\$59,700	\$52,700	\$112,400	\$0	\$0	845.00
2022 Payable 2023	201	\$32,000	\$58,800	\$90,800	\$0	\$0	-
	111	\$17,000	\$0	\$17,000	\$0	\$0	-
	Total	\$49,000	\$58,800	\$107,800	\$0	\$0	787.00
2021 Payable 2022	201	\$30,400	\$53,200	\$83,600	\$0	\$0	-
	111	\$15,800	\$0	\$15,800	\$0	\$0	-
	Total	\$46,200	\$53,200	\$99,400	\$0	\$0	697.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$911.00	\$25.00	\$936.00	\$45,920	\$38,627	\$84,547	
2023	\$877.00	\$25.00	\$902.00	\$38,756	\$39,976	\$78,732	
2022	\$883.00	\$25.00	\$908.00	\$35,394	\$34,290	\$69,684	

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