



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/19/2025 7:29:27 PM

General Details							
Parcel ID:	530-0010-02170						
Document:	Torrens - 1087822.0						
Document Date:	12/09/2024						
Legal Description Details							
Plat Name:	SOLWAY						
Section	Township	Range	Lot	Block			
12	50	16	-	-			
Description:	E1/2 OF W1/2 OF NW1/4						
Taxpayer Details							
Taxpayer Name	CCATL BARN LLC						
and Address:	ATTN KRISTEN L NOVAK 7871 ENGEN LOOP PARK CITY UT 84098						
Owner Details							
Owner Name	CCATL BARN LLC						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,075.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$3,104.00				
Current Tax Due (as of 9/18/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,552.00	2025 - 2nd Half Tax	\$1,552.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,552.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,552.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,552.00	2025 - Total Due	\$1,552.00		
Parcel Details							
Property Address:	6060 ROSE 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
204	0 - Non Homestead	\$80,000	\$209,700	\$289,700	\$0	\$0	-
111	0 - Non Homestead	\$22,400	\$0	\$22,400	\$0	\$0	-
Total:		\$102,400	\$209,700	\$312,100	\$0	\$0	3121



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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: M - MOUND
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/frnPlatStatPopUp.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	1919	932	1,361	U Quality / 0 Ft ²	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	15	24	360	FOUNDATION
BAS	1.7	22	26	572	BASEMENT
CW	1	9	26	234	FOUNDATION
DK	0	8	12	96	BASEMENT
DK	0	8	26	208	POST ON GROUND
OP	0	6	10	60	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	3 BEDROOMS	-	2	CENTRAL, FUEL OIL	

Improvement 2 Details (AG 22X26)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1972	572	572	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	26	572	FOUNDATION

Improvement 3 Details (BN 30X60)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BARN	1918	1,800	1,800	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	60	1,800	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
01/2024	\$100,000	257751
06/1996	\$0 (This is part of a multi parcel sale.)	114002



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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	204	\$80,000	\$209,700	\$289,700	\$0	\$0	-
	111	\$22,400	\$0	\$22,400	\$0	\$0	-
	Total	\$102,400	\$209,700	\$312,100	\$0	\$0	3,121.00
2023 Payable 2024	204	\$68,800	\$180,300	\$249,100	\$0	\$0	-
	111	\$18,900	\$0	\$18,900	\$0	\$0	-
	Total	\$87,700	\$180,300	\$268,000	\$0	\$0	2,680.00
2022 Payable 2023	204	\$47,900	\$189,800	\$237,700	\$0	\$0	-
	111	\$27,300	\$0	\$27,300	\$0	\$0	-
	Total	\$75,200	\$189,800	\$265,000	\$0	\$0	2,650.00
2021 Payable 2022	204	\$46,100	\$171,600	\$217,700	\$0	\$0	-
	111	\$25,400	\$0	\$25,400	\$0	\$0	-
	Total	\$71,500	\$171,600	\$243,100	\$0	\$0	2,431.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,791.00	\$25.00	\$2,816.00	\$87,700	\$180,300	\$268,000	
2023	\$2,901.00	\$25.00	\$2,926.00	\$75,200	\$189,800	\$265,000	
2022	\$2,997.00	\$25.00	\$3,022.00	\$71,500	\$171,600	\$243,100	

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