



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/19/2025 5:14:03 PM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 530-0010-02307 | | | | | | |
| Document: | Abstract - 01327866 | | | | | | |
| Document Date: | 02/16/2018 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | SOLWAY | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 13 | 50 | 16 | - | - | | | |
| Description: | W 1/2 OF E 1/2 OF SW 1/4 OF NE 1/4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | RUSSELL MATTHEW & SWANSON STEFANIE | | | | | | |
| and Address: | 5969 WARGIN RD PROCTOR MN 55810 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | RUSSELL MATTHEW | | | | | | |
| Owner Name | SWANSON STEFANIE | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$3,391.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$3,420.00 | | | |
| Current Tax Due (as of 9/18/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,710.00 | 2025 - 2nd Half Tax | \$1,710.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$1,710.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$1,710.00 | | |
| 2025 - 1st Half Due | \$0.00 | 2025 - 2nd Half Due | \$1,710.00 | 2025 - Total Due | \$1,710.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 5969 WARGIN RD, DULUTH MN | | | | | | |
| School District: | 704 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | RUSSELL, MATTHEW E & SWANSON, STEFA | | | | | | |
| 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) | \$79,500 | \$273,700 | \$353,200 | \$0 | \$0 | - |
| Total: | | \$79,500 | \$273,700 | \$353,200 | \$0 | \$0 | 3384 |



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Land Details

Deeded Acres: 10.00
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/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 | 1993 | 1,040 | 1,040 | AVG Quality / 900 Ft ² | MOD - MODULAR |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 26 | 40 | 1,040 | WALKOUT BASEMENT |
| CW | 0 | 8 | 12 | 96 | PIERS AND FOOTINGS |
| DK | 0 | 0 | 0 | 316 | PIERS AND FOOTINGS |
| DK | 0 | 4 | 14 | 56 | PIERS AND FOOTINGS |
| OP | 0 | 3 | 40 | 120 | FLOATING SLAB |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 2.5 BATHS | 4 BEDROOMS | - | | 1 | C&AIR_COND, PROPANE |

Improvement 2 Details (PB 30X60)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| POLE BUILDING | 2005 | 1,800 | 1,800 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 26 | 30 | 780 | POST ON GROUND |
| BAS | 0 | 34 | 30 | 1,020 | FLOATING SLAB |
| LT | 0 | 12 | 24 | 288 | POST ON GROUND |

Improvement 3 Details (ST 13X36)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 468 | 468 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 13 | 36 | 468 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 02/2018 | \$307,000 | 225028 |
| 10/2009 | \$226,500 | 187614 |
| 03/2005 | \$264,900 | 164810 |
| 06/1993 | \$12,000 | 91074 |



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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 | \$79,500 | \$273,700 | \$353,200 | \$0 | \$0 | - |
| | Total | \$79,500 | \$273,700 | \$353,200 | \$0 | \$0 | 3,384.00 |
| 2023 Payable 2024 | 201 | \$68,400 | \$235,400 | \$303,800 | \$0 | \$0 | - |
| | Total | \$68,400 | \$235,400 | \$303,800 | \$0 | \$0 | 2,939.00 |
| 2022 Payable 2023 | 201 | \$47,300 | \$238,400 | \$285,700 | \$0 | \$0 | - |
| | Total | \$47,300 | \$238,400 | \$285,700 | \$0 | \$0 | 2,742.00 |
| 2021 Payable 2022 | 201 | \$45,600 | \$215,400 | \$261,000 | \$0 | \$0 | - |
| | Total | \$45,600 | \$215,400 | \$261,000 | \$0 | \$0 | 2,473.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$3,115.00 | \$25.00 | \$3,140.00 | \$66,171 | \$227,731 | \$293,902 | |
| 2023 | \$3,071.00 | \$25.00 | \$3,096.00 | \$45,392 | \$228,781 | \$274,173 | |
| 2022 | \$3,111.00 | \$25.00 | \$3,136.00 | \$43,198 | \$204,052 | \$247,250 | |

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