



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/19/2025 10:26:31 AM

| General Details | | | | | | | |
|---|--|----------------------------|---------------|-------------------------|---------------|--------------|------------------|
| Parcel ID: | 530-0010-02742 | | | | | | |
| Document: | Abstract - 705020 | | | | | | |
| Document Date: | 12/16/1997 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | SOLWAY | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 15 | 50 | 16 | - | - | | | |
| Description: | SE1/4 of NW1/4, EXCEPT the Southerly 390 feet thereof; AND EXCEPT the West 660 feet of North 540 feet of South 930 feet thereof. | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name and Address: | GAUS JOHN F & JOANNE 5486 W ISLAND LK RD DULUTH MN 55803 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | GAUS JOHN F & JOANNE | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$2,813.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$2,842.00 | | | |
| Current Tax Due (as of 9/18/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,421.00 | 2025 - 2nd Half Tax | \$1,421.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$1,421.00 | 2025 - 2nd Half Tax Paid | \$1,421.00 | 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: | 4223 VAN GASSLER RD, CLOQUET 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 | \$190,800 | \$270,800 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$13,600 | \$0 | \$13,600 | \$0 | \$0 | - |
| Total: | | \$93,600 | \$190,800 | \$284,400 | \$0 | \$0 | 2844 |



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Land Details

Deeded Acres: 20.00
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.

Improvement 1 Details (HOUSE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|------------------|--------------------|
| HOUSE | 1995 | 1,232 | 1,232 | - | RAM - RAMBL/RNCH |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 28 | 44 | 1,232 | FLOATING SLAB |
| DK | 0 | 8 | 14 | 112 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.0 BATH | 3 BEDROOMS | - | - | CENTRAL, PROPANE | |

Improvement 2 Details (DG 26X50)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1997 | 1,396 | 1,396 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 6 | 16 | 96 | FLOATING SLAB |
| BAS | 0 | 26 | 50 | 1,300 | FLOATING SLAB |

Improvement 3 Details (ST 6X12)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 72 | 72 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 6 | 12 | 72 | POST ON GROUND |

Improvement 4 Details (ST 19X21)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 399 | 399 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 19 | 21 | 399 | POST ON GROUND |

Improvement 5 Details (CPT 20X20)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| CAR PORT | 0 | 400 | 400 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 20 | 20 | 400 | POST ON GROUND |

Improvement 6 Details (GRNHS34X60)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 2,040 | 2,040 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 34 | 60 | 2,040 | POST ON GROUND |



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| Improvement 7 Details (ST 8X12) | | | | | | |
|---------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| 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 8 Details (ST 10X10) | | | | | | |
|----------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| STORAGE BUILDING | 0 | 100 | 100 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | |
| BAS | 1 | 10 | 10 | 100 | POST ON GROUND | |

| Improvement 9 Details (ST 6X8) | | | | | | |
|--------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|--|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | |
| STORAGE BUILDING | 0 | 48 | 48 | - | - | |
| Segment | Story | Width | Length | Area | Foundation | |
| BAS | 1 | 6 | 8 | 48 | POST ON GROUND | |

| 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 | 204 | \$80,000 | \$190,800 | \$270,800 | \$0 | \$0 | - |
| | 111 | \$13,600 | \$0 | \$13,600 | \$0 | \$0 | - |
| | Total | \$93,600 | \$190,800 | \$284,400 | \$0 | \$0 | 2,844.00 |
| 2023 Payable 2024 | 101 | \$80,300 | \$164,100 | \$244,400 | \$0 | \$0 | - |
| | Total | \$80,300 | \$164,100 | \$244,400 | \$0 | \$0 | 2,207.00 |
| 2022 Payable 2023 | 104 | \$39,000 | \$0 | \$39,000 | \$0 | \$0 | - |
| | 204 | \$25,900 | \$180,200 | \$206,100 | \$0 | \$0 | - |
| | Total | \$64,900 | \$180,200 | \$245,100 | \$0 | \$0 | 2,256.00 |
| 2021 Payable 2022 | 104 | \$36,200 | \$0 | \$36,200 | \$0 | \$0 | - |
| | 204 | \$25,700 | \$162,900 | \$188,600 | \$0 | \$0 | - |
| | Total | \$61,900 | \$162,900 | \$224,800 | \$0 | \$0 | 2,067.00 |

| Tax Detail History | | | | | | |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024 | \$2,168.00 | \$0.00 | \$2,168.00 | \$75,914 | \$144,773 | \$220,687 |
| 2023 | \$2,428.00 | \$0.00 | \$2,428.00 | \$64,900 | \$180,200 | \$245,100 |
| 2022 | \$2,534.00 | \$0.00 | \$2,534.00 | \$61,900 | \$162,900 | \$224,800 |



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