



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 3:37:02 PM

General Details							
Parcel ID:		530-0010-03962					
Document:		Abstract - 984382					
Document Date:		06/06/2005					
Legal Description Details							
Plat Name:		SOLWAY					
Section	Township	Range	Lot	Block			
22	50	16	-	-			
Description:		That part of the Easterly 567.00 feet of W1/2 of SW1/4 of NE1/4, lying between the North right of way line of Old Highway 2 and the South line of Highway 2, as existed on August 10, 1959, described as follows: Commencing at the Southwest corner of said W1/2 of SW1/4 of NE1/4; thence on a assumed bearing of N01deg13'23"W, along the west line of said SW1/4 of NE1/4, a distance of 99.48 feet to the Northerly right of way line of Old Highway 2; thence S88deg46'16"E, along said right of way line, a distance of 79.70 feet to the intersection with the west line of said East 567.00 feet of W1/2 of SW1/4 of NE1/4, the Point of Beginning of the parcel to be described; thence S88deg46'16"E, along said right of way line, a distance of 308.14 feet; thence N01deg20'01"W, a distance of 171.66 feet; thence N88deg46'16"W, a distance of 45.00 feet; thence S01deg20'01"E, a distance of 53.72 feet; thence N88deg46'16"W, a distance of 263.15 feet to the west line of said East 567.00 feet of W1/2 of SW1/4 of NE1/4; thence S01deg20'01"E, along said line, a distance of 117.94 feet to the Point of Beginning.					
Taxpayer Details							
Taxpayer Name and Address:		ROLAND DALE & RAYDEAN 6387 OLD HWY 2 DULUTH MN 55810					
Owner Details							
Owner Name		A J HOLDINGS LLC					
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,057.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$1,086.00</b>			
Current Tax Due (as of 9/17/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax \$543.00		2025 - 2nd Half Tax \$543.00		2025 - 1st Half Tax Due \$0.00			
2025 - 1st Half Tax Paid \$543.00		2025 - 2nd Half Tax Paid \$0.00		2025 - 2nd Half Tax Due \$543.00			
<b>2025 - 1st Half Due \$0.00</b>		<b>2025 - 2nd Half Due \$543.00</b>		<b>2025 - Total Due \$543.00</b>			
Parcel Details							
Property Address:		6387 OLD HWY 2, DULUTH MN					
School District:		704					
Tax Increment District:		-					
Property/Homesteader:		ROLAND, RAYDEAN M & DALE A					
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)	\$28,800	\$107,800	\$136,600	\$0	\$0	-
Total:		\$28,800	\$107,800	\$136,600	\$0	\$0	1023



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## Land Details

Deeded Acres:	0.97
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/frnPlatStatPopUp.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	1946	1,076	1,362	AVG Quality / 260 Ft <sup>2</sup>	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	20	280	FOUNDATION
BAS	1	16	14	224	FOUNDATION
BAS	1.5	22	26	572	BASEMENT
DK	0	4	7	28	POST ON GROUND
DK	0	4	16	64	POST ON GROUND
DK	0	10	10	100	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	3 BEDROOMS	-	0	CENTRAL, FUEL OIL	

## Improvement 2 Details (ST 8X8)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1946	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	8	64	POST ON GROUND

## Improvement 3 Details (DG 22X24)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	0	528	528	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	24	528	FLOATING SLAB

## Improvement 4 Details (Semi)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	1980	736	736	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	44	352	-
BAS	0	8	48	384	-

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
01/2023	\$200,000	253052
06/1999	\$110,000 (This is part of a multi parcel sale.)	130078



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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	\$28,800	\$107,800	\$136,600	\$0	\$0	-
	Total	\$28,800	\$107,800	\$136,600	\$0	\$0	1,023.00
2023 Payable 2024	201	\$26,900	\$92,600	\$119,500	\$0	\$0	-
	Total	\$26,900	\$92,600	\$119,500	\$0	\$0	930.00
2022 Payable 2023	204	\$25,800	\$101,800	\$127,600	\$0	\$0	-
	233	\$24,400	\$137,000	\$161,400	\$0	\$0	-
	Total	\$50,200	\$238,800	\$289,000	\$0	\$0	3,754.00
2021 Payable 2022	204	\$25,600	\$92,100	\$117,700	\$0	\$0	-
	233	\$23,800	\$123,900	\$147,700	\$0	\$0	-
	Total	\$49,400	\$216,000	\$265,400	\$0	\$0	3,393.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,015.00	\$25.00	\$1,040.00	\$20,938	\$72,077	\$93,015	
2023	\$4,161.00	\$25.00	\$4,186.00	\$50,200	\$238,800	\$289,000	
2022	\$4,407.00	\$25.00	\$4,432.00	\$49,400	\$216,000	\$265,400	

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