



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 5:05:36 PM

General Details							
Parcel ID:		530-0010-04503					
Document:		Abstract - 01162709					
Document Date:		04/11/2011					
Legal Description Details							
Plat Name:		SOLWAY					
Section	Township	Range	Lot	Block			
24	50	16	-	-			
Description:		ELY 220 FT OF WLY 640 FT OF NE1/4 OF SW1/4 LYING N OF HWY EX NLY 15 FT & INC WLY 420 FT OF NE1/4 OF SW1/4 LYING N OF HWY R.O.W. EX SLY 260 FT					
Taxpayer Details							
Taxpayer Name and Address:		LAFLAMME CHRISTIAN J 6003 HWY 2 DULUTH MN 55810					
Owner Details							
Owner Name		LAFLAMME CHRISTIAN J					
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,329.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$4,358.00			
Current Tax Due (as of 9/17/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$2,179.00		2025 - 2nd Half Tax \$2,179.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$2,179.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$2,179.00		
2025 - 1st Half Due \$0.00		2025 - 2nd Half Due \$2,179.00			2025 - Total Due \$2,179.00		
Parcel Details							
Property Address:		6003 HWY 2, DULUTH MN					
School District:		704					
Tax Increment District:		-					
Property/Homesteader:		LAFLAMME, CHRISTIAN 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)	\$59,500	\$380,600	\$440,100	\$0	\$0	-
Total:		\$59,500	\$380,600	\$440,100	\$0	\$0	4332



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Land Details

Deeded Acres: 5.21
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.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2006	1,604	1,800	-	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	10	100	-
BAS	0	20	36	720	-
BAS	1.2	14	28	392	-
CW	0	10	10	100	-
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.0 BATHS	3 BEDROOMS	-		-	C&AIR_EXCH, PROPANE

Improvement 2 Details (DG 36X48)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2006	1,728	1,728	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	36	48	1,728	FLOATING SLAB

Improvement 3 Details (SLAB PTO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	532	532	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	532	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2000	\$20,000 (This is part of a multi parcel sale.)	135951

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	\$59,500	\$380,600	\$440,100	\$0	\$0	-
	Total	\$59,500	\$380,600	\$440,100	\$0	\$0	4,332.00
2023 Payable 2024	201	\$51,500	\$327,400	\$378,900	\$0	\$0	-
	Total	\$51,500	\$327,400	\$378,900	\$0	\$0	3,758.00
2022 Payable 2023	201	\$42,500	\$335,800	\$378,300	\$0	\$0	-
	Total	\$42,500	\$335,800	\$378,300	\$0	\$0	3,751.00



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2021 Payable 2022	201	\$40,100	\$303,500	\$343,600	\$0	\$0	-
	Total	\$40,100	\$303,500	\$343,600	\$0	\$0	3,373.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,971.00	\$25.00	\$3,996.00	\$51,073	\$324,688	\$375,761	
2023	\$4,187.00	\$25.00	\$4,212.00	\$42,141	\$332,966	\$375,107	
2022	\$4,227.00	\$25.00	\$4,252.00	\$39,363	\$297,921	\$337,284	

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