



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 8:32:24 PM

General Details							
Parcel ID:		530-0010-04785					
Legal Description Details							
Plat Name:		SOLWAY					
Section		Township		Range		Lot	
25		50		16		-	
Block		-					
Description:		S 158 FT OF W 100 FT OF SE 1/4 OF SW1/4					
Taxpayer Details							
Taxpayer Name		GULBRANSON JEFFREY L					
and Address:		6049 MORRIS THOMAS RD					
		PROCTOR MN 55810					
Owner Details							
Owner Name		GULBRANSON JEFFREY L					
Payable 2025 Tax Summary							
2025 - Net Tax				\$965.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$994.00			
Current Tax Due (as of 9/17/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax		\$497.00		2025 - 2nd Half Tax		\$497.00	
2025 - 1st Half Tax Due		\$0.00		2025 - 1st Half Tax Paid		\$497.00	
2025 - 1st Half Tax Paid		\$497.00		2025 - 2nd Half Tax Due		\$497.00	
2025 - 1st Half Due		\$0.00		2025 - 2nd Half Due		\$497.00	
2025 - 2nd Half Tax		\$497.00		2025 - 2nd Half Tax Paid		\$0.00	
2025 - 2nd Half Tax Due		\$497.00		2025 - 2nd Half Tax Due		\$497.00	
2025 - 2nd Half Due		\$497.00		2025 - Total Due		\$497.00	
Parcel Details							
Property Address:		6049 MORRIS THOMAS RD, DULUTH MN					
School District:		704					
Tax Increment District:		-					
Property/Homesteader:		GULBRANSON, JEFFREY L					
Assessment Details (2025 Payable 2026)							
Class Code	Homestead	Land	Bldg	Total	Def Land	Def Bldg	Net Tax
(Legend)	Status	EMV	EMV	EMV	EMV	EMV	Capacity
201	1 - Owner Homestead (100.00% total)	\$24,400	\$103,700	\$128,100	\$0	\$0	-
Total:		\$24,400	\$103,700	\$128,100	\$0	\$0	931



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Land Details

Deeded Acres:	0.36
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	1962	668	668	AVG Quality / 400 Ft ²	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	14	140	POST ON GROUND
BAS	1	22	24	528	BASEMENT
CN	1	5	6	30	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	1 BEDROOM	-	0	CENTRAL, FUEL OIL	

Improvement 2 Details (DG 24X24)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1960	576	576	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FLOATING SLAB

Improvement 3 Details (ST 12X20)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	240	240	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	20	240	POST ON GROUND

Improvement 4 Details (SCH 12X12)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
SCREEN HOUSE	0	144	144	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	12	144	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/1994	\$37,000	99821



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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	\$24,400	\$103,700	\$128,100	\$0	\$0	-
	Total	\$24,400	\$103,700	\$128,100	\$0	\$0	931.00
2023 Payable 2024	201	\$21,800	\$89,200	\$111,000	\$0	\$0	-
	Total	\$21,800	\$89,200	\$111,000	\$0	\$0	838.00
2022 Payable 2023	201	\$14,500	\$96,000	\$110,500	\$0	\$0	-
	Total	\$14,500	\$96,000	\$110,500	\$0	\$0	832.00
2021 Payable 2022	201	\$14,000	\$86,800	\$100,800	\$0	\$0	-
	Total	\$14,000	\$86,800	\$100,800	\$0	\$0	726.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$919.00	\$25.00	\$944.00	\$16,448	\$67,302	\$83,750	
2023	\$961.00	\$25.00	\$986.00	\$10,918	\$72,287	\$83,205	
2022	\$945.00	\$25.00	\$970.00	\$10,088	\$62,544	\$72,632	

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