



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 8:28:40 PM

| General Details                                   |                                        |                                          |               |                         |                 |                 |                     |
|---------------------------------------------------|----------------------------------------|------------------------------------------|---------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        |                                        | 530-0010-04832                           |               |                         |                 |                 |                     |
| Document:                                         |                                        | Abstract - 01507836                      |               |                         |                 |                 |                     |
| Document Date:                                    |                                        | 04/02/2025                               |               |                         |                 |                 |                     |
| Legal Description Details                         |                                        |                                          |               |                         |                 |                 |                     |
| Plat Name:                                        |                                        | SOLWAY                                   |               |                         |                 |                 |                     |
| Section                                           | Township                               | Range                                    | Lot           | Block                   |                 |                 |                     |
| 25                                                | 50                                     | 16                                       | -             | -                       |                 |                 |                     |
| Description:                                      |                                        | W 416 FT OF S 520 FT OF SE 1/4 OF SE 1/4 |               |                         |                 |                 |                     |
| Taxpayer Details                                  |                                        |                                          |               |                         |                 |                 |                     |
| Taxpayer Name                                     |                                        | RENDFIELD LAND CO INC                    |               |                         |                 |                 |                     |
| and Address:                                      |                                        | 30 W SUPERIOR ST<br>DULUTH MN 55802      |               |                         |                 |                 |                     |
| Owner Details                                     |                                        |                                          |               |                         |                 |                 |                     |
| Owner Name                                        |                                        | RENDFIELD LAND CO INC                    |               |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                                        |                                          |               |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                                        |                                          |               | \$2,441.00              |                 |                 |                     |
| 2025 - Special Assessments                        |                                        |                                          |               | \$29.00                 |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                        |                                          |               | <b>\$2,470.00</b>       |                 |                 |                     |
| Current Tax Due (as of 9/17/2025)                 |                                        |                                          |               |                         |                 |                 |                     |
| Due May 15                                        |                                        | Due October 15                           |               | Total Due               |                 |                 |                     |
| 2025 - 1st Half Tax                               | \$1,235.00                             | 2025 - 2nd Half Tax                      | \$1,235.00    | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$1,235.00                             | 2025 - 2nd Half Tax Paid                 | \$1,235.00    | 2025 - 2nd Half Tax Due | \$0.00          |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>                          | <b>2025 - 2nd Half Due</b>               | <b>\$0.00</b> | <b>2025 - Total Due</b> | <b>\$0.00</b>   |                 |                     |
| Parcel Details                                    |                                        |                                          |               |                         |                 |                 |                     |
| Property Address:                                 |                                        | 5949 MORRIS THOMAS RD, DULUTH MN         |               |                         |                 |                 |                     |
| School District:                                  |                                        | 704                                      |               |                         |                 |                 |                     |
| Tax Increment District:                           |                                        | -                                        |               |                         |                 |                 |                     |
| Property/Homesteader:                             |                                        | SHEEHAN, SHAYNA R & NEVADA R             |               |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |                                        |                                          |               |                         |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status                    | Land<br>EMV                              | Bldg<br>EMV   | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 201                                               | 1 - Owner Homestead<br>(100.00% total) | \$67,500                                 | \$197,500     | \$265,000               | \$0             | \$0             | -                   |
| Total:                                            |                                        | \$67,500                                 | \$197,500     | \$265,000               | \$0             | \$0             | 2423                |



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 8:28:40 PM

## Land Details

**Deeded Acres:** 4.98  
**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](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            | 1964          | 1,280                      | 1,280                      | U Quality / 0 Ft <sup>2</sup> | RAM - RAMBL/RNCH   |
| Segment          | Story         | Width                      | Length                     | Area                          | Foundation         |
| BAS              | 1             | 10                         | 16                         | 160                           | BASEMENT           |
| BAS              | 1             | 28                         | 40                         | 1,120                         | BASEMENT           |
| OP               | 1             | 6                          | 10                         | 60                            | FOUNDATION         |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                          |                    |
| 1.0 BATH         | 3 BEDROOMS    | -                          | 0                          | CENTRAL, FUEL OIL             |                    |

## Improvement 2 Details (DG 30X40)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 0          | 1,200                      | 1,200                      | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 30                         | 40                         | 1,200           | FLOATING SLAB      |

## Improvement 3 Details (ST 12X20)

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

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 04/2025   | \$500,000      | 268455     |
| 11/2020   | \$160,000      | 239937     |
| 08/2019   | \$140,000      | 233331     |



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 8:28:40 PM

| Assessment History |                        |                     |                                 |                 |                     |                  |                  |
|--------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Year               | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025  | 201                    | \$67,500            | \$197,500                       | \$265,000       | \$0                 | \$0              | -                |
|                    | Total                  | \$67,500            | \$197,500                       | \$265,000       | \$0                 | \$0              | 2,423.00         |
| 2023 Payable 2024  | 201                    | \$58,300            | \$169,900                       | \$228,200       | \$0                 | \$0              | -                |
|                    | Total                  | \$58,300            | \$169,900                       | \$228,200       | \$0                 | \$0              | 2,115.00         |
| 2022 Payable 2023  | 201                    | \$35,100            | \$157,000                       | \$192,100       | \$0                 | \$0              | -                |
|                    | Total                  | \$35,100            | \$157,000                       | \$192,100       | \$0                 | \$0              | 1,721.00         |
| 2021 Payable 2022  | 201                    | \$33,200            | \$141,800                       | \$175,000       | \$0                 | \$0              | -                |
|                    | Total                  | \$33,200            | \$141,800                       | \$175,000       | \$0                 | \$0              | 1,535.00         |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$2,253.00             | \$25.00             | \$2,278.00                      | \$54,033        | \$157,465           | \$211,498        |                  |
| 2023               | \$1,943.00             | \$25.00             | \$1,968.00                      | \$31,455        | \$140,694           | \$172,149        |                  |
| 2022               | \$1,947.00             | \$25.00             | \$1,972.00                      | \$29,123        | \$124,387           | \$153,510        |                  |

**Disclaimer:** St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.