



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 12:24:22 PM

General Details							
Parcel ID:	620-0010-03740						
Document:	Abstract - 1368514						
Document Date:	11/25/2019						
Legal Description Details							
Plat Name:	UNORGANIZED 54-13						
Section	Township	Range	Lot	Block			
24	54	13	-	-			
Description:	LOT 1 EX PART PLATTED AS CYNDIE TRACT						
Taxpayer Details							
Taxpayer Name	PROVOST THOMAS						
and Address:	8795 W BRANCH RD DULUTH MN 55803						
Owner Details							
Owner Name	PROVOST THOMAS						
Payable 2025 Tax Summary							
2025 - Net Tax			\$2,381.00				
2025 - Special Assessments			\$25.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$2,406.00</b>				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,203.00	2025 - 2nd Half Tax	\$1,203.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,203.00	2025 - 2nd Half Tax Paid	\$1,203.00	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:	8795 W BRANCH RD, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	PROVOST, THOMAS R						
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)	\$52,200	\$188,700	\$240,900	\$0	\$0	-
111	0 - Non Homestead	\$9,400	\$0	\$9,400	\$0	\$0	-
<b>Total:</b>		<b>\$61,600</b>	<b>\$188,700</b>	<b>\$250,300</b>	<b>\$0</b>	<b>\$0</b>	<b>2255</b>



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## Land Details

**Deeded Acres:** 17.65  
**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](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	1973	864	864	AVG Quality / 777 Ft <sup>2</sup>	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	36	864	BASEMENT
DK	1	8	8	64	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	-	-	0	CENTRAL, ELECTRIC	

## Improvement 2 Details (ST 10X24)

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	10	24	240	POST ON GROUND

## Improvement 3 Details (ST 10X24)

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	10	24	240	POST ON GROUND

## Improvement 4 Details (PB 37X55)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
POLE BUILDING	0	2,035	2,035	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	37	55	2,035	FLOATING SLAB

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2019	\$260,000 (This is part of a multi parcel sale.)	234984
10/2018	\$80,000 (This is part of a multi parcel sale.)	228867
07/2013	\$166,922 (This is part of a multi parcel sale.)	202276



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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	\$48,200	\$172,000	\$220,200	\$0	\$0	-
	111	\$8,600	\$0	\$8,600	\$0	\$0	-
	Total	\$56,800	\$172,000	\$228,800	\$0	\$0	2,021.00
2023 Payable 2024	201	\$46,100	\$164,400	\$210,500	\$0	\$0	-
	111	\$8,100	\$0	\$8,100	\$0	\$0	-
	Total	\$54,200	\$164,400	\$218,600	\$0	\$0	2,004.00
2022 Payable 2023	201	\$44,400	\$156,800	\$201,200	\$0	\$0	-
	111	\$7,800	\$0	\$7,800	\$0	\$0	-
	Total	\$52,200	\$156,800	\$209,000	\$0	\$0	1,899.00
2021 Payable 2022	201	\$42,700	\$141,600	\$184,300	\$0	\$0	-
	111	\$7,400	\$0	\$7,400	\$0	\$0	-
	Total	\$50,100	\$141,600	\$191,700	\$0	\$0	1,711.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,387.00	\$25.00	\$2,412.00	\$50,211	\$150,175	\$200,386	
2023	\$2,377.00	\$25.00	\$2,402.00	\$47,996	\$141,953	\$189,949	
2022	\$2,391.00	\$25.00	\$2,416.00	\$45,332	\$125,787	\$171,119	

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