



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:19:02 AM

General Details							
Parcel ID:		620-0010-04860					
Document:		Abstract - 797450					
Document Date:		08/24/2000					
Legal Description Details							
Plat Name:		UNORGANIZED 54-13					
Section	Township	Range	Lot	Block			
30	54	13	-	-			
Description:		NW1/4 OF SE1/4					
Taxpayer Details							
Taxpayer Name		THIBAUT STEPHEN					
and Address:		PO BOX 934					
		BIWABIK MN 55708					
Owner Details							
Owner Name		THIBAUT NANCY G					
Owner Name		THIBAUT STEPHEN A					
Payable 2025 Tax Summary							
2025 - Net Tax				\$863.50			
2025 - Special Assessments				\$12.50			
2025 - Total Tax & Special Assessments				\$876.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$438.00	2025 - 2nd Half Tax	\$438.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$438.00	2025 - 2nd Half Tax Paid	\$438.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:		8600 NORTH BRANCH CARROL TRL, DULUTH MN					
School District:		709					
Tax Increment District:		-					
Property/Homesteader:		-					
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
151	0 - Non Homestead	\$33,000	\$33,500	\$66,500	\$0	\$0	-
111	0 - Non Homestead	\$23,600	\$0	\$23,600	\$0	\$0	-
Total:		\$56,600	\$33,500	\$90,100	\$0	\$0	901



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Land Details

Deeded Acres: 40.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: -
Gas Code & Desc: -
Sewer Code & Desc: -
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 (CABIN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	428	428	U Quality / 0 Ft ²	CAB - CABIN
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	11	44	POST ON GROUND
BAS	1	12	32	384	BASEMENT WITH EXTERIOR ENTRANCE
DK	1	7	16	112	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
0.0 BATHS	-	-	0	STOVE/SPCE, WOOD	

Improvement 2 Details (WOODSHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	40	40	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	8	40	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/1999	\$24,000	129378
08/1999	\$24,000	136528

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	151	\$30,200	\$30,500	\$60,700	\$0	\$0	-
	111	\$21,400	\$0	\$21,400	\$0	\$0	-
	Total	\$51,600	\$30,500	\$82,100	\$0	\$0	821.00
2023 Payable 2024	151	\$28,700	\$29,100	\$57,800	\$0	\$0	-
	111	\$20,300	\$0	\$20,300	\$0	\$0	-
	Total	\$49,000	\$29,100	\$78,100	\$0	\$0	781.00
2022 Payable 2023	151	\$27,500	\$27,800	\$55,300	\$0	\$0	-
	111	\$19,400	\$0	\$19,400	\$0	\$0	-
	Total	\$46,900	\$27,800	\$74,700	\$0	\$0	747.00
2021 Payable 2022	203	\$26,200	\$25,100	\$51,300	\$0	\$0	-
	111	\$18,500	\$0	\$18,500	\$0	\$0	-
	Total	\$44,700	\$25,100	\$69,800	\$0	\$0	493.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$829.50	\$12.50	\$842.00	\$49,000	\$29,100	\$78,100
2023	\$837.50	\$12.50	\$850.00	\$46,900	\$27,800	\$74,700
2022	\$665.00	\$25.00	\$690.00	\$34,220	\$15,060	\$49,280

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