



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/12/2025 6:27:14 AM

| General Details                                   |  |                            |                 |                         |                   |              |                  |
|---|--|----------------------------|-----------------|-------------------------|-------------------|--------------|------------------|
| Parcel ID:  | 620-0010-05385   |                            |                 |                         |                   |              |                  |
| Document:   | Abstract - 1251411   |                            |                 |                         |                   |              |                  |
| Document Date:                                    | 12/09/2014   |                            |                 |                         |                   |              |                  |
| Legal Description Details                         |  |                            |                 |                         |                   |              |                  |
| Plat Name:  | UNORGANIZED 54-13  |                            |                 |                         |                   |              |                  |
| Section   | Township   | Range                      | Lot             | Block                   |                   |              |                  |
| 33  | 54   | 13                         | -               | -                       |                   |              |                  |
| Description:                                      | That part of the Easterly 700 feet of SE1/4 of SE1/4, lying North of the Little Cloquet River AND that part of NE1/4 of SE1/4, lying Southeasterly of the centerline of Alarm Road (Peguaywan Lake Road), EXCEPT that part of said NE1/4 of SE1/4 AND SE1/4 of SE1/4, described as follows: Assuming the east boundary of said NE1/4 of SE1/4 to have a bearing of N0deg59'50"W, and beginning at the southeast corner thereof; thence S80deg34'39"W, a distance of 400.39 feet; thence N38deg51'00"W, a distance of 350.43 feet to the centerline of Peguaywan Lake Road; thence Northeasterly, along said centerline, a distance of 728.29 feet to the east line of said NE1/4 of SE1/4; thence S0deg59'50"E, along said east line, a distance of 614.21 feet to the point of beginning. |                            |                 |                         |                   |              |                  |
| Taxpayer Details                                  |  |                            |                 |                         |                   |              |                  |
| Taxpayer Name and Address:                        | NIEMI TIM A ETUX CATHERINE L<br>PO BOX 941<br>200 N 4TH AVE<br>BIWABIK MN 55708  |                            |                 |                         |                   |              |                  |
| Owner Details                                     |  |                            |                 |                         |                   |              |                  |
| Owner Name  | NIEMI CATHERINE L  |                            |                 |                         |                   |              |                  |
| Owner Name  | NIEMI TIM A  |                            |                 |                         |                   |              |                  |
| Payable 2025 Tax Summary                          |  |                            |                 |                         |                   |              |                  |
| 2025 - Net Tax                                    |  |                            |                 | \$1,597.50              |                   |              |                  |
| 2025 - Special Assessments                        |  |                            |                 | \$12.50                 |                   |              |                  |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                            |                 | <b>\$1,610.00</b>       |                   |              |                  |
| Current Tax Due (as of 5/11/2025)                 |  |                            |                 |                         |                   |              |                  |
| Due May 15  |  | Due October 15             |                 |                         | Total Due         |              |                  |
| 2025 - 1st Half Tax                               | \$805.00   | 2025 - 2nd Half Tax        | \$805.00        | 2025 - 1st Half Tax Due | \$805.00          |              |                  |
| 2025 - 1st Half Tax Paid                          | \$0.00   | 2025 - 2nd Half Tax Paid   | \$0.00          | 2025 - 2nd Half Tax Due | \$805.00          |              |                  |
| <b>2025 - 1st Half Due</b>                        | <b>\$805.00</b>  | <b>2025 - 2nd Half Due</b> | <b>\$805.00</b> | <b>2025 - Total Due</b> | <b>\$1,610.00</b> |              |                  |
| Parcel Details                                    |  |                            |                 |                         |                   |              |                  |
| Property Address:                                 | 8378 PEQUAYWAN LAKE RD, DULUTH MN  |                            |                 |                         |                   |              |                  |
| School District:                                  | 709  |                            |                 |                         |                   |              |                  |
| Tax Increment District:                           | -  |                            |                 |                         |                   |              |                  |
| Property/Homesteader:                             | -  |                            |                 |                         |                   |              |                  |
| Assessment Details (2025 Payable 2026)            |  |                            |                 |                         |                   |              |                  |
| Class Code<br>(Legend)                            | Homestead Status   | Land EMV                   | Bldg EMV        | Total EMV               | Def Land EMV      | Def Bldg EMV | Net Tax Capacity |
| 151   | 0 - Non Homestead  | \$57,400                   | \$97,500        | \$154,900               | \$0               | \$0          | -                |
| Total:  |  | \$57,400                   | \$97,500        | \$154,900               | \$0               | \$0          | 1549             |



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## Land Details

**Deeded Acres:** 6.50  
**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 (CABIN)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish   | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|-------------------|--------------------|
| HOUSE            | 1980          | 786                        | 786                        | -                 | SLB - SLAB         |
| Segment          | Story         | Width                      | Length                     | Area              | Foundation         |
| BAS              | 1             | 8                          | 14                         | 112               | FLOATING SLAB      |
| BAS              | 1             | 8                          | 16                         | 128               | FLOATING SLAB      |
| BAS              | 1             | 14                         | 39                         | 546               | FLOATING SLAB      |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC              |                    |
| 1.0 BATH         | 2 BEDROOMS    | -                          | 0                          | CENTRAL, ELECTRIC |                    |

## Improvement 2 Details (GARAGE)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1986       | 864                        | 864                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 24                         | 36                         | 864             | FLOATING SLAB      |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price                                  | CRV Number |
|-----------|---|------------|
| 12/2014   | \$160,000                                       | 208731     |
| 03/2011   | \$123,500                                       | 192840     |
| 11/1999   | \$41,000 (This is part of a multi parcel sale.) | 131606     |

## 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 | 151                    | \$52,900 | \$88,800 | \$141,700 | \$0          | \$0          | -                |
|                   | Total                  | \$52,900 | \$88,800 | \$141,700 | \$0          | \$0          | 1,417.00         |
| 2023 Payable 2024 | 151                    | \$50,600 | \$84,900 | \$135,500 | \$0          | \$0          | -                |
|                   | Total                  | \$50,600 | \$84,900 | \$135,500 | \$0          | \$0          | 1,355.00         |
| 2022 Payable 2023 | 151                    | \$48,700 | \$80,900 | \$129,600 | \$0          | \$0          | -                |
|                   | Total                  | \$48,700 | \$80,900 | \$129,600 | \$0          | \$0          | 1,296.00         |
| 2021 Payable 2022 | 151                    | \$46,700 | \$73,100 | \$119,800 | \$0          | \$0          | -                |
|                   | Total                  | \$46,700 | \$73,100 | \$119,800 | \$0          | \$0          | 1,198.00         |



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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               | \$1,543.50 | \$12.50             | \$1,556.00                      | \$50,600        | \$84,900            | \$135,500        |
| 2023               | \$1,563.50 | \$12.50             | \$1,576.00                      | \$48,700        | \$80,900            | \$129,600        |
| 2022               | \$1,619.50 | \$12.50             | \$1,632.00                      | \$46,700        | \$73,100            | \$119,800        |

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