



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 12:20:21 PM

General Details							
Parcel ID:	010-0730-01110						
Document:	Torrens - 1085545.0						
Document Date:	11/20/2024						
Legal Description Details							
Plat Name:	CONGDON PARK SECOND DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	006			
Description:	LOTS 21 AND 22						
Taxpayer Details							
Taxpayer Name	LACOURSIERE MITCHELE ALLEN & STACEY						
and Address:	3417 E 4TH ST DULUTH MN 55804						
Owner Details							
Owner Name	LACOURSIERE MITCHELE ALLEN						
Owner Name	LACOURSIERE STACEY						
Payable 2025 Tax Summary							
2025 - Net Tax			\$1,707.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$1,736.00				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$868.00	2025 - 2nd Half Tax	\$868.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$868.00	2025 - 2nd Half Tax Paid	\$868.00	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:	3417 E 4TH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	LACOURSIERE, STACEY N & MITCHELE A						
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)	\$64,600	\$451,500	\$516,100	\$0	\$0	-
Total:		\$64,600	\$451,500	\$516,100	\$0	\$0	2161



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Land Details

Deeded Acres: 0.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: P - PUBLIC
Sewer Code & Desc: P - PUBLIC
Lot Width: 100.00
Lot Depth: 140.00

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.

Improvement 1 Details (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1941	1,528	2,272	AVG Quality / 750 Ft ²	4MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	2	12	24	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1	16	4	64	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1	16	28	448	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1.7	0	0	653	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1.7	13	3	39	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1.7	15	20	300	SINGLE TUCK UNDER GARAGE WITH FINISHED BASEMENT
DK	1	14	22	308	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
3.0 BATHS	3 BEDROOMS	-		2	C&AC&EXCH, GAS

Improvement 2 Details (ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	16	12	192	POST ON GROUND
DKX	0	6	8	48	POST ON GROUND

Improvement 3 Details (Patio)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	264	264	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	22	264	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2024	\$585,000	267122
04/2001	\$115,000	139688
07/1996	\$82,500	110635



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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	\$64,600	\$360,500	\$425,100	\$0	\$0	-
	Total	\$64,600	\$360,500	\$425,100	\$0	\$0	1,251.00
2023 Payable 2024	201	\$48,200	\$326,300	\$374,500	\$0	\$0	-
	Total	\$48,200	\$326,300	\$374,500	\$0	\$0	3,710.00
2022 Payable 2023	201	\$45,000	\$303,600	\$348,600	\$0	\$0	-
	Total	\$45,000	\$303,600	\$348,600	\$0	\$0	3,427.00
2021 Payable 2022	201	\$38,400	\$258,600	\$297,000	\$0	\$0	-
	Total	\$38,400	\$258,600	\$297,000	\$0	\$0	2,865.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,229.00	\$25.00	\$5,254.00	\$47,745	\$323,220	\$370,965	
2023	\$5,129.00	\$25.00	\$5,154.00	\$44,243	\$298,491	\$342,734	
2022	\$4,723.00	\$25.00	\$4,748.00	\$37,041	\$249,449	\$286,490	

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