



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/12/2025 12:11:17 AM

General Details							
Parcel ID:	010-1270-02710						
Document:	Abstract - 01278807						
Document Date:	01/23/2016						
Legal Description Details							
Plat Name:	DULUTH PROPER THIRD DIVISION						
Section	Township	Range	Lot	Block			
-	-	-	-	042			
Description:	LOTS 173 AND 175 EX N 10 FT FOR ALLEY						
Taxpayer Details							
Taxpayer Name	MCKINNON JAMES A & STEPHANIE						
and Address:	1031 W 4TH ST DULUTH MN 55806						
Owner Details							
Owner Name	MCKINNON JAMES A						
Owner Name	MCKINNON STEPHANIE A						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,587.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$3,616.00				
Current Tax Due (as of 5/11/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,808.00	2025 - 2nd Half Tax	\$1,808.00	2025 - 1st Half Tax Due	\$1,808.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,808.00		
2025 - 1st Half Due	\$1,808.00	2025 - 2nd Half Due	\$1,808.00	2025 - Total Due	\$3,616.00		
Parcel Details							
Property Address:	1031 W 4TH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	MCKINNON JAMES & NELSON STEPHANIE						
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)	\$74,200	\$225,300	\$299,500	\$0	\$0	-
Total:		\$74,200	\$225,300	\$299,500	\$0	\$0	2799



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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: 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 (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1947	1,011	1,740	U Quality / 0 Ft ²	2MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	3	13	39	BASEMENT
BAS	1.7	27	36	972	BASEMENT
DK	0	14	6	84	POST ON GROUND
DK	0	23	6	138	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	3 BEDROOMS	7 ROOMS	-	C&AIR_COND, GAS	

Improvement 2 Details (Garage)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1928	440	440	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	20	22	440	BASEMENT WITH EXTERIOR ENTRANCE

Improvement 3 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	280	280	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	14	20	280	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2009	\$174,000	187969
11/2004	\$140,000	162156



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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	\$75,800	\$206,100	\$281,900	\$0	\$0	-
	Total	\$75,800	\$206,100	\$281,900	\$0	\$0	2,607.00
2023 Payable 2024	201	\$73,400	\$184,700	\$258,100	\$0	\$0	-
	Total	\$73,400	\$184,700	\$258,100	\$0	\$0	2,441.00
2022 Payable 2023	201	\$68,700	\$171,400	\$240,100	\$0	\$0	-
	Total	\$68,700	\$171,400	\$240,100	\$0	\$0	2,245.00
2021 Payable 2022	201	\$31,800	\$169,000	\$200,800	\$0	\$0	-
	Total	\$31,800	\$169,000	\$200,800	\$0	\$0	1,816.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,459.00	\$25.00	\$3,484.00	\$69,415	\$174,674	\$244,089	
2023	\$3,377.00	\$25.00	\$3,402.00	\$64,228	\$160,241	\$224,469	
2022	\$3,015.00	\$25.00	\$3,040.00	\$28,764	\$152,868	\$181,632	

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