



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 4:59:11 PM

General Details							
Parcel ID:	010-2960-01620						
Document:	Abstract - 01246565						
Document Date:	08/29/2014						
Legal Description Details							
Plat Name:	LONDON ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0005	007			
Description:	LOT: 0005 BLOCK:007						
Taxpayer Details							
Taxpayer Name	FORNEAR BENJAMIN J & KATHRYN L						
and Address:	4320 LUVERNE ST DULUTH MN 55804						
Owner Details							
Owner Name	FORNEAR BENJAMIN J						
Owner Name	FORNEAR KATHRYN L						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,213.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$3,242.00				
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,621.00	2025 - 2nd Half Tax	\$1,621.00	2025 - 1st Half Tax Due	\$1,621.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,621.00		
2025 - 1st Half Due	\$1,621.00	2025 - 2nd Half Due	\$1,621.00	2025 - Total Due	\$3,242.00		
Parcel Details							
Property Address:	4320 LUVERNE ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	FORNEAR, BENJAMIN J & KATHRYN L						
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)	\$46,200	\$219,600	\$265,800	\$0	\$0	-
Total:		\$46,200	\$219,600	\$265,800	\$0	\$0	2432



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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: 50.00
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	1915	744	1,239	U Quality / 0 Ft ²	4MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	14	84	PIERS AND FOOTINGS
BAS	1.7	30	22	660	BASEMENT
OP	1	0	0	108	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	3 BEDROOMS	7 ROOMS	1	CENTRAL, GAS	

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1978	576	576	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FLOATING SLAB

Improvement 3 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	120	120	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	120	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2014	\$189,000	207665
07/2011	\$161,000	194068
04/2009	\$145,000	185665



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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	\$46,200	\$210,400	\$256,600	\$0	\$0	-
	Total	\$46,200	\$210,400	\$256,600	\$0	\$0	2,331.00
2023 Payable 2024	201	\$38,300	\$206,600	\$244,900	\$0	\$0	-
	Total	\$38,300	\$206,600	\$244,900	\$0	\$0	2,297.00
2022 Payable 2023	201	\$35,500	\$189,600	\$225,100	\$0	\$0	-
	Total	\$35,500	\$189,600	\$225,100	\$0	\$0	2,081.00
2021 Payable 2022	201	\$29,400	\$156,800	\$186,200	\$0	\$0	-
	Total	\$29,400	\$156,800	\$186,200	\$0	\$0	1,657.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,257.00	\$25.00	\$3,282.00	\$35,923	\$193,778	\$229,701	
2023	\$3,135.00	\$25.00	\$3,160.00	\$32,822	\$175,297	\$208,119	
2022	\$2,757.00	\$25.00	\$2,782.00	\$26,166	\$139,552	\$165,718	

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