



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:46:30 AM

General Details							
Parcel ID:	010-2960-03020						
Document:	Torrens - 1063854.0						
Document Date:	11/21/2022						
Legal Description Details							
Plat Name:	LONDON ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0015	014			
Description:	Lot 15, Block 14 AND Westerly 25 feet of Lot 14, Block 14						
Taxpayer Details							
Taxpayer Name	RICE STEPHEN G & ELIZABETH RUMSEY						
and Address:	4305 LUVERNE ST DULUTH MN 55804						
Owner Details							
Owner Name	RICE RUMSEY TRUST						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,505.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$3,534.00				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,767.00	2025 - 2nd Half Tax	\$1,767.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,767.00	2025 - 2nd Half Tax Paid	\$1,767.00	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:	4305 LUVERNE ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	RICE STEPHEN G &						
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)	\$55,400	\$230,500	\$285,900	\$0	\$0	-
Total:		\$55,400	\$230,500	\$285,900	\$0	\$0	2651



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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: 75.00
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/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	1921	672	1,344	U Quality / 0 Ft ²	4MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	2	28	24	672	BASEMENT
CN	1	0	0	38	PIERS AND FOOTINGS
DK	1	0	0	28	POST ON GROUND
OP	1	0	0	89	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	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	1997	480	480	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	20	480	FLOATING SLAB

Improvement 3 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	190	190	-	B - BRICK
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	190	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/1997	\$76,900	117946

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	\$55,400	\$221,000	\$276,400	\$0	\$0	-
	Total	\$55,400	\$221,000	\$276,400	\$0	\$0	2,547.00
2023 Payable 2024	201	\$38,300	\$227,200	\$265,500	\$0	\$0	-
	Total	\$38,300	\$227,200	\$265,500	\$0	\$0	2,528.00
2022 Payable 2023	201	\$35,500	\$208,300	\$243,800	\$0	\$0	-
	Total	\$35,500	\$208,300	\$243,800	\$0	\$0	2,292.00



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2021 Payable 2022	201	\$29,300	\$172,300	\$201,600	\$0	\$0	-
	Total	\$29,300	\$172,300	\$201,600	\$0	\$0	1,830.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,579.00	\$25.00	\$3,604.00	\$36,475	\$216,373	\$252,848	
2023	\$3,447.00	\$25.00	\$3,472.00	\$33,367	\$195,783	\$229,150	
2022	\$3,037.00	\$25.00	\$3,062.00	\$26,602	\$156,433	\$183,035	

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