



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 8:15:26 AM

General Details							
Parcel ID:	010-3010-00650						
Document:	Abstract - 827356						
Document Date:	08/21/2001						
Legal Description Details							
Plat Name:	LONDON ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0012	032			
Description:	LOT: 0012 BLOCK:032						
Taxpayer Details							
Taxpayer Name	KOECHER CINDY M						
and Address:	4619 REGENT ST DULUTH MN 55804						
Owner Details							
Owner Name	BEDNARIK CINDY M						
Payable 2025 Tax Summary							
2025 - Net Tax			\$2,881.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$2,910.00				
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,455.00	2025 - 2nd Half Tax	\$1,455.00	2025 - 1st Half Tax Due	\$1,455.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,455.00		
2025 - 1st Half Due	\$1,455.00	2025 - 2nd Half Due	\$1,455.00	2025 - Total Due	\$2,910.00		
Parcel Details							
Property Address:	4619 REGENT ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	KOECHER, CINDY M & COREY J						
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	\$195,900	\$242,100	\$0	\$0	-
Total:		\$46,200	\$195,900	\$242,100	\$0	\$0	2173



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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	1914	570	1,108	U Quality / 0 Ft ²	4MS - MULTI STRY

Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	32	BASEMENT
BAS	2	0	0	538	BASEMENT
CN	1	0	0	18	PIERS AND FOOTINGS
DK	1	0	0	186	PIERS AND FOOTINGS
OP	1	0	0	94	PIERS AND FOOTINGS

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
0.75 BATH	2 BEDROOMS	5 ROOMS	0	CENTRAL, GAS

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1990	576	576	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FLOATING SLAB
DKX	1	0	0	40	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2001	\$97,000	141683

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	\$187,800	\$234,000	\$0	\$0	-
	Total	\$46,200	\$187,800	\$234,000	\$0	\$0	2,085.00
2023 Payable 2024	201	\$38,300	\$189,700	\$228,000	\$0	\$0	-
	Total	\$38,300	\$189,700	\$228,000	\$0	\$0	2,113.00
2022 Payable 2023	201	\$35,500	\$174,000	\$209,500	\$0	\$0	-
	Total	\$35,500	\$174,000	\$209,500	\$0	\$0	1,911.00
2021 Payable 2022	201	\$29,400	\$143,900	\$173,300	\$0	\$0	-
	Total	\$29,400	\$143,900	\$173,300	\$0	\$0	1,517.00



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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	\$3,001.00	\$25.00	\$3,026.00	\$35,491	\$175,789	\$211,280
2023	\$2,883.00	\$25.00	\$2,908.00	\$32,385	\$158,730	\$191,115
2022	\$2,529.00	\$25.00	\$2,554.00	\$25,728	\$125,929	\$151,657

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