



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/5/2025 8:46:32 PM

| General Details | | | | | | | |
|---|---|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 010-3010-01810 | | | | | | |
| Document: | Torrens - 802563.0 | | | | | | |
| Document Date: | 07/22/2005 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | LONDON ADDITION TO DULUTH | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | 039 | | | |
| Description: | LOT 3 INC PART OF VAC ALLEY ADJ AND LOT 4 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | LADERMAN SCOTT M | | | | | | |
| and Address: | TORRES JILL S | | | | | | |
| | 4014 MCCULLOCH ST | | | | | | |
| | DULUTH MN 55804 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | LADERMAN SCOTT M | | | | | | |
| Owner Name | TORRES JILL S | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$4,093.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$4,122.00 | | | |
| Current Tax Due (as of 5/4/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$2,061.00 | 2025 - 2nd Half Tax | \$2,061.00 | 2025 - 1st Half Tax Due | \$2,061.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$2,061.00 | | |
| 2025 - 1st Half Due | \$2,061.00 | 2025 - 2nd Half Due | \$2,061.00 | 2025 - Total Due | \$4,122.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 4014 MCCULLOCH ST, DULUTH MN | | | | | | |
| School District: | 709 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | LADERMAN, SCOTT M & TORRES, JILL S | | | | | | |
| 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) | \$65,800 | \$261,300 | \$327,100 | \$0 | \$0 | - |
| Total: | | \$65,800 | \$261,300 | \$327,100 | \$0 | \$0 | 3100 |



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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: 150.00

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 (SFD)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|-----------------------------------|--------------------|
| HOUSE | 1938 | 899 | 1,491 | ECO Quality / 235 Ft ² | 4MS - MULTI STRY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 5 | 15 | 75 | BASEMENT |
| BAS | 1.5 | 4 | 26 | 104 | BASEMENT |
| BAS | 1.7 | 30 | 24 | 720 | BASEMENT |
| CN | 1 | 5 | 8 | 40 | PIERS AND FOOTINGS |
| DK | 1 | 10 | 6 | 60 | POST ON GROUND |
| DK | 1 | 11 | 14 | 154 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 2.25 BATHS | 4 BEDROOMS | 11 ROOMS | 1 | CENTRAL, GAS | |

Improvement 2 Details (DG 24X24)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1980 | 576 | 576 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 24 | 576 | FLOATING SLAB |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 07/2005 | \$192,000 | 166352 |
| 01/2002 | \$143,000 | 144250 |
| 08/1997 | \$110,000 | 118178 |

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 | \$65,800 | \$250,500 | \$316,300 | \$0 | \$0 | - |
| | Total | \$65,800 | \$250,500 | \$316,300 | \$0 | \$0 | 2,982.00 |
| 2023 Payable 2024 | 201 | \$55,900 | \$260,400 | \$316,300 | \$0 | \$0 | - |
| | Total | \$55,900 | \$260,400 | \$316,300 | \$0 | \$0 | 3,075.00 |
| 2022 Payable 2023 | 201 | \$51,800 | \$237,100 | \$288,900 | \$0 | \$0 | - |
| | Total | \$51,800 | \$237,100 | \$288,900 | \$0 | \$0 | 2,777.00 |
| 2021 Payable 2022 | 201 | \$42,800 | \$196,100 | \$238,900 | \$0 | \$0 | - |
| | Total | \$42,800 | \$196,100 | \$238,900 | \$0 | \$0 | 2,232.00 |



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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 | \$4,343.00 | \$25.00 | \$4,368.00 | \$54,350 | \$253,177 | \$307,527 |
| 2023 | \$4,165.00 | \$25.00 | \$4,190.00 | \$49,785 | \$227,876 | \$277,661 |
| 2022 | \$3,691.00 | \$25.00 | \$3,716.00 | \$39,980 | \$183,181 | \$223,161 |

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