



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/5/2025 8:52:24 PM

General Details							
Parcel ID:	010-3010-01860						
Document:	Torrens - 1083589.0						
Document Date:	09/27/2024						
Legal Description Details							
Plat Name:	LONDON ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0007	039			
Description:	LOT: 0007 BLOCK:039						
Taxpayer Details							
Taxpayer Name	BLACKBURN PAUL & RAFFENSPERGER						
and Address:	CAROLYN						
	4028 MCCULLOCH ST						
	DULUTH MN 55804						
Owner Details							
Owner Name	BLACKBURN PAUL						
Owner Name	RAFFENSPERGER CAROLYN						
Payable 2025 Tax Summary							
2025 - Net Tax			\$2,633.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$2,662.00</b>				
Current Tax Due (as of 5/4/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,331.00	2025 - 2nd Half Tax	\$1,331.00		2025 - 1st Half Tax Due	\$1,331.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$1,331.00	
<b>2025 - 1st Half Due</b>	<b>\$1,331.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,331.00</b>		<b>2025 - Total Due</b>	<b>\$2,662.00</b>	
Parcel Details							
Property Address:	4028 MCCULLOCH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	BLACKBURN, PAUL C						
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	\$178,500	\$224,700	\$0	\$0	-
Total:		\$46,200	\$178,500	\$224,700	\$0	\$0	1984



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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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (SFD)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1923	888	1,278	AVG Quality / 220 Ft <sup>2</sup>	4XB - EXP BNGLW
Segment	Story	Width	Length	Area	Foundation
BAS	1	18	6	108	WALKOUT BASEMENT
BAS	1.5	30	26	780	WALKOUT BASEMENT
DK	1	4	5	20	POST ON GROUND
OP	1	0	0	44	PIERS AND FOOTINGS
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.0 BATH	2 BEDROOMS	6 ROOMS		1	CENTRAL, GAS

## Improvement 2 Details (DG 24X24)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1983	576	576	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FLOATING SLAB

## Improvement 3 Details (ST 8X10)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2011	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	POST ON GROUND

## Improvement 4 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	0	192	192	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	16	192	-

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2020	\$168,400	238228
09/2016	\$152,500	217831
05/2011	\$139,900	193316
06/2006	\$142,000	171991
07/2004	\$131,500	160159
10/2002	\$111,500	149399



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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	\$171,000	\$217,200	\$0	\$0	-
	Total	\$46,200	\$171,000	\$217,200	\$0	\$0	1,902.00
2023 Payable 2024	201	\$38,400	\$176,600	\$215,000	\$0	\$0	-
	Total	\$38,400	\$176,600	\$215,000	\$0	\$0	1,971.00
2022 Payable 2023	201	\$35,600	\$162,000	\$197,600	\$0	\$0	-
	Total	\$35,600	\$162,000	\$197,600	\$0	\$0	1,781.00
2021 Payable 2022	201	\$29,400	\$134,000	\$163,400	\$0	\$0	-
	Total	\$29,400	\$134,000	\$163,400	\$0	\$0	1,409.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,803.00	\$25.00	\$2,828.00	\$35,205	\$161,905	\$197,110	
2023	\$2,691.00	\$25.00	\$2,716.00	\$32,095	\$146,049	\$178,144	
2022	\$2,353.00	\$25.00	\$2,378.00	\$25,346	\$115,520	\$140,866	

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