



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/17/2025 10:05:11 PM

General Details							
Parcel ID:	010-3010-03720						
Document:	Abstract - 01226416						
Document Date:	10/18/2013						
Legal Description Details							
Plat Name:	LONDON ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0011	051			
Description:	LOT: 0011 BLOCK:051						
Taxpayer Details							
Taxpayer Name	HINZMANN LYNN A						
and Address:	4523 MCCULLOCH ST DULUTH MN 55804						
Owner Details							
Owner Name	HINZMANN LYNN A						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,287.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$3,316.00				
Current Tax Due (as of 12/16/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,658.00	2025 - 2nd Half Tax	\$1,658.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,658.00	2025 - 2nd Half Tax Paid	\$1,658.00	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:	4523 MCCULLOCH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	HINZMANN, LYNN A						
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	\$224,600	\$270,800	\$0	\$0	-
Total:		\$46,200	\$224,600	\$270,800	\$0	\$0	2486



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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 (SFD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1922	668	1,136	U Quality / 0 Ft ²	4MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	11	44	BASEMENT
BAS	1.7	26	24	624	BASEMENT
CN	1	9	4	36	PIERS AND FOOTINGS
OP	1	0	0	156	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.0 BATH	2 BEDROOMS	5 ROOMS		1	CENTRAL, GAS

Improvement 2 Details (DG 14X23)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1922	322	322	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	23	14	322	FLOATING SLAB

Improvement 3 Details (ST 8X8)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	8	64	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2013	\$140,000	203613
07/2013	\$142,000	202049
05/2012	\$139,000	197266
08/2004	\$152,000	160785
08/1996	\$74,900	111048



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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	\$215,300	\$261,500	\$0	\$0	-
	Total	\$46,200	\$215,300	\$261,500	\$0	\$0	2,385.00
2023 Payable 2024	201	\$38,400	\$189,500	\$227,900	\$0	\$0	-
	Total	\$38,400	\$189,500	\$227,900	\$0	\$0	2,112.00
2022 Payable 2023	201	\$35,600	\$173,800	\$209,400	\$0	\$0	-
	Total	\$35,600	\$173,800	\$209,400	\$0	\$0	1,910.00
2021 Payable 2022	201	\$29,400	\$143,700	\$173,100	\$0	\$0	-
	Total	\$29,400	\$143,700	\$173,100	\$0	\$0	1,514.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,999.00	\$25.00	\$3,024.00	\$35,581	\$175,590	\$211,171	
2023	\$2,881.00	\$25.00	\$2,906.00	\$32,473	\$158,533	\$191,006	
2022	\$2,523.00	\$25.00	\$2,548.00	\$25,721	\$125,718	\$151,439	

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