



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 6:35:27 PM

| General Details                                   |                                        |                            |                   |              |                         |                   |                     |
|---------------------------------------------------|----------------------------------------|----------------------------|-------------------|--------------|-------------------------|-------------------|---------------------|
| Parcel ID:                                        | 010-3010-03900                         |                            |                   |              |                         |                   |                     |
| Document:                                         | Torrens - 293580                       |                            |                   |              |                         |                   |                     |
| Document Date:                                    | 11/26/2002                             |                            |                   |              |                         |                   |                     |
| Legal Description Details                         |                                        |                            |                   |              |                         |                   |                     |
| Plat Name:                                        | LONDON ADDITION TO DULUTH              |                            |                   |              |                         |                   |                     |
| Section                                           | Township                               | Range                      | Lot               | Block        |                         |                   |                     |
| -                                                 | -                                      | -                          | 0013              | 052          |                         |                   |                     |
| Description:                                      | LOT: 0013 BLOCK:052                    |                            |                   |              |                         |                   |                     |
| Taxpayer Details                                  |                                        |                            |                   |              |                         |                   |                     |
| Taxpayer Name                                     | NIKKOLA ROBERT & MICHELLE              |                            |                   |              |                         |                   |                     |
| and Address:                                      | 4415 MCCULLOCH ST<br>DULUTH MN 55804   |                            |                   |              |                         |                   |                     |
| Owner Details                                     |                                        |                            |                   |              |                         |                   |                     |
| Owner Name                                        | KOTLAREK MICHELLE                      |                            |                   |              |                         |                   |                     |
| Owner Name                                        | NIKKOLA ROBERT S                       |                            |                   |              |                         |                   |                     |
| Payable 2025 Tax Summary                          |                                        |                            |                   |              |                         |                   |                     |
| 2025 - Net Tax                                    |                                        |                            | \$3,227.00        |              |                         |                   |                     |
| 2025 - Special Assessments                        |                                        |                            | \$29.00           |              |                         |                   |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                        |                            | <b>\$3,256.00</b> |              |                         |                   |                     |
| Current Tax Due (as of 5/5/2025)                  |                                        |                            |                   |              |                         |                   |                     |
| Due May 15                                        |                                        | Due October 15             |                   |              | Total Due               |                   |                     |
| 2025 - 1st Half Tax                               | \$1,628.00                             | 2025 - 2nd Half Tax        | \$1,628.00        |              | 2025 - 1st Half Tax Due | \$1,628.00        |                     |
| 2025 - 1st Half Tax Paid                          | \$0.00                                 | 2025 - 2nd Half Tax Paid   | \$0.00            |              | 2025 - 2nd Half Tax Due | \$1,628.00        |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$1,628.00</b>                      | <b>2025 - 2nd Half Due</b> | <b>\$1,628.00</b> |              | <b>2025 - Total Due</b> | <b>\$3,256.00</b> |                     |
| Parcel Details                                    |                                        |                            |                   |              |                         |                   |                     |
| Property Address:                                 | 4415 MCCULLOCH ST, DULUTH MN           |                            |                   |              |                         |                   |                     |
| School District:                                  | 709                                    |                            |                   |              |                         |                   |                     |
| Tax Increment District:                           | -                                      |                            |                   |              |                         |                   |                     |
| Property/Homesteader:                             | KOTLAREK MICHELLE R &                  |                            |                   |              |                         |                   |                     |
| Assessment Details (2025 Payable 2026)            |                                        |                            |                   |              |                         |                   |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status                    | Land<br>EMV                | Bldg<br>EMV       | Total<br>EMV | Def Land<br>EMV         | Def Bldg<br>EMV   | Net Tax<br>Capacity |
| 201                                               | 1 - Owner Homestead<br>(100.00% total) | \$46,200                   | \$220,500         | \$266,700    | \$0                     | \$0               | -                   |
| Total:                                            |                                        | \$46,200                   | \$220,500         | \$266,700    | \$0                     | \$0               | 2442                |



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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 (House)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish               | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|-------------------------------|--------------------|
| HOUSE            | 1951          | 1,110                      | 1,110                      | U Quality / 0 Ft <sup>2</sup> | 4SS - SNGL STRY    |
| Segment          | Story         | Width                      | Length                     | Area                          | Foundation         |
| BAS              | 1             | 23                         | 6                          | 138                           | BASEMENT           |
| BAS              | 1             | 36                         | 27                         | 972                           | BASEMENT           |
| DK               | 1             | 4                          | 8                          | 32                            | POST ON GROUND     |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                          |                    |
| 1.0 BATH         | 3 BEDROOMS    | 5 ROOMS                    | 0                          | C&AIR_COND, GAS               |                    |

## Improvement 2 Details (DG 22X22)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 0          | 484                        | 484                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 22                         | 22                         | 484             | FLOATING SLAB      |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 11/2002   | \$122,000      | 150109     |

## Assessment History

| Year              | Class Code<br>(Legend) | Land EMV | Bldg EMV  | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|----------|-----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 201                    | \$46,200 | \$211,300 | \$257,500 | \$0          | \$0          | -                |
|                   | Total                  | \$46,200 | \$211,300 | \$257,500 | \$0          | \$0          | 2,341.00         |
| 2023 Payable 2024 | 201                    | \$38,400 | \$200,000 | \$238,400 | \$0          | \$0          | -                |
|                   | Total                  | \$38,400 | \$200,000 | \$238,400 | \$0          | \$0          | 2,226.00         |
| 2022 Payable 2023 | 201                    | \$35,600 | \$179,400 | \$215,000 | \$0          | \$0          | -                |
|                   | Total                  | \$35,600 | \$179,400 | \$215,000 | \$0          | \$0          | 1,971.00         |
| 2021 Payable 2022 | 201                    | \$29,400 | \$148,300 | \$177,700 | \$0          | \$0          | -                |
|                   | Total                  | \$29,400 | \$148,300 | \$177,700 | \$0          | \$0          | 1,565.00         |



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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               | \$3,159.00 | \$25.00             | \$3,184.00                      | \$35,858        | \$186,758           | \$222,616        |
| 2023               | \$2,971.00 | \$25.00             | \$2,996.00                      | \$32,638        | \$164,472           | \$197,110        |
| 2022               | \$2,607.00 | \$25.00             | \$2,632.00                      | \$25,885        | \$130,568           | \$156,453        |

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