



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/8/2025 2:24:29 PM

| General Details | | | | | | | |
|--|---|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 010-3010-05200 | | | | | | |
| Document: | Torrens - 971830.0 | | | | | | |
| Document Date: | 06/02/2016 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | LONDON ADDITION TO DULUTH | | | | | | |
| | Section | Township | Range | Lot | Block | | |
| | - | - | - | 0004 | 060 | | |
| Description: | LOT: 0004 BLOCK:060 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | LECOCQ BONNIE E | | | | | | |
| and Address: | 4314 COOKE STREET DULUTH MN 55804 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | LECOCQ BONNIE E | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| | 2025 - Net Tax | | | \$3,777.00 | | | |
| | 2025 - Special Assessments | | | \$29.00 | | | |
| | 2025 - Total Tax & Special Assessments | | | \$3,806.00 | | | |
| Current Tax Due (as of 5/7/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,903.00 | 2025 - 2nd Half Tax | \$1,903.00 | 2025 - 1st Half Tax Due | \$1,903.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$1,903.00 | | |
| 2025 - 1st Half Due | \$1,903.00 | 2025 - 2nd Half Due | \$1,903.00 | 2025 - Total Due | \$3,806.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 4314 COOKE ST, DULUTH MN | | | | | | |
| School District: | 709 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | LECOCQ, BONNIE E | | | | | | |
| 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 | \$259,500 | \$305,700 | \$0 | \$0 | - |
| Total: | | \$46,200 | \$259,500 | \$305,700 | \$0 | \$0 | 2867 |



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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 | 1945 | 916 | 1,369 | AVG Quality / 687 Ft ² | 4XB - EXP BNGLW |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 11 | 1 | 11 | CANTILEVER |
| BAS | 1.5 | 21 | 1 | 21 | WALKOUT BASEMENT |
| BAS | 1.5 | 26 | 34 | 884 | WALKOUT BASEMENT |
| CW | 1 | 11 | 12 | 132 | POST ON GROUND |
| DK | 1 | 3 | 3 | 9 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.75 BATHS | 3 BEDROOMS | 5 ROOMS | 1 | CENTRAL, GAS | |

Improvement 2 Details (DG 16X24)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1980 | 384 | 384 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 16 | 384 | FLOATING SLAB |

Improvement 3 Details (PATIO)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|--------------|----------------------------|----------------------------|-----------------|--------------------|
| | 0 | 144 | 144 | - | B - BRICK |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 12 | 12 | 144 | - |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 06/2016 | \$205,000 | 216019 |
| 07/2004 | \$139,500 | 159910 |



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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 | \$248,600 | \$294,800 | \$0 | \$0 | - |
| | Total | \$46,200 | \$248,600 | \$294,800 | \$0 | \$0 | 2,748.00 |
| 2023 Payable 2024 | 201 | \$38,400 | \$238,100 | \$276,500 | \$0 | \$0 | - |
| | Total | \$38,400 | \$238,100 | \$276,500 | \$0 | \$0 | 2,641.00 |
| 2022 Payable 2023 | 201 | \$35,600 | \$218,400 | \$254,000 | \$0 | \$0 | - |
| | Total | \$35,600 | \$218,400 | \$254,000 | \$0 | \$0 | 2,396.00 |
| 2021 Payable 2022 | 201 | \$29,400 | \$180,600 | \$210,000 | \$0 | \$0 | - |
| | Total | \$29,400 | \$180,600 | \$210,000 | \$0 | \$0 | 1,917.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$3,737.00 | \$25.00 | \$3,762.00 | \$36,684 | \$227,461 | \$264,145 | |
| 2023 | \$3,601.00 | \$25.00 | \$3,626.00 | \$33,585 | \$206,035 | \$239,620 | |
| 2022 | \$3,179.00 | \$25.00 | \$3,204.00 | \$26,832 | \$164,828 | \$191,660 | |

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