



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/8/2025 9:27:18 PM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 010-3010-05820 | | | | | | |
| Document: | Abstract - 1288740 | | | | | | |
| Document Date: | 06/21/2016 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | LONDON ADDITION TO DULUTH | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | 0011 | 063 | | | |
| Description: | LOT: 0011 BLOCK:063 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | MELTON RYAN & LORI | | | | | | |
| and Address: | 4623 GLADSTONE ST DULUTH MN 55804 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | MELTON LORI | | | | | | |
| Owner Name | MELTON RYAN | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$3,539.00 | | | | |
| 2025 - Special Assessments | | | \$29.00 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$3,568.00 | | | | |
| Current Tax Due (as of 5/7/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,784.00 | 2025 - 2nd Half Tax | \$1,784.00 | 2025 - 1st Half Tax Due | \$1,784.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$1,784.00 | | |
| 2025 - 1st Half Due | \$1,784.00 | 2025 - 2nd Half Due | \$1,784.00 | 2025 - Total Due | \$3,568.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 4623 GLADSTONE ST, DULUTH MN | | | | | | |
| School District: | 709 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | MELTON, RYAN C & LORI 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 | \$242,500 | \$288,700 | \$0 | \$0 | - |
| Total: | | \$46,200 | \$242,500 | \$288,700 | \$0 | \$0 | 2681 |



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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 | 1908 | 854 | 1,764 | U Quality / 0 Ft ² | 4MS - MULTI STRY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 7 | 18 | 126 | PIERS AND FOOTINGS |
| BAS | 2.2 | 26 | 28 | 728 | BASEMENT |
| CN | 1 | 8 | 4 | 32 | PIERS AND FOOTINGS |
| DK | 1 | 7 | 28 | 196 | - |
| OP | 1 | 0 | 0 | 160 | PIERS AND FOOTINGS |
| OP | 1 | 7 | 10 | 70 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.25 BATHS | 5 BEDROOMS | 10 ROOMS | 0 | CENTRAL, GAS | |

Improvement 2 Details (DG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1915 | 360 | 360 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 20 | 18 | 360 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 06/2016 | \$130,000 | 216498 |
| 07/2013 | \$144,000 | 202371 |

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 | \$232,500 | \$278,700 | \$0 | \$0 | - |
| | Total | \$46,200 | \$232,500 | \$278,700 | \$0 | \$0 | 2,572.00 |
| 2023 Payable 2024 | 201 | \$38,400 | \$223,100 | \$261,500 | \$0 | \$0 | - |
| | Total | \$38,400 | \$223,100 | \$261,500 | \$0 | \$0 | 2,478.00 |
| 2022 Payable 2023 | 201 | \$35,600 | \$204,700 | \$240,300 | \$0 | \$0 | - |
| | Total | \$35,600 | \$204,700 | \$240,300 | \$0 | \$0 | 2,247.00 |
| 2021 Payable 2022 | 201 | \$29,400 | \$169,200 | \$198,600 | \$0 | \$0 | - |
| | Total | \$29,400 | \$169,200 | \$198,600 | \$0 | \$0 | 1,792.00 |



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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 | \$3,509.00 | \$25.00 | \$3,534.00 | \$36,387 | \$211,408 | \$247,795 |
| 2023 | \$3,381.00 | \$25.00 | \$3,406.00 | \$33,287 | \$191,400 | \$224,687 |
| 2022 | \$2,977.00 | \$25.00 | \$3,002.00 | \$26,533 | \$152,701 | \$179,234 |

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