



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/10/2025 12:42:45 AM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------|-------------------------|-------------------|---------------------|
| Parcel ID: | 010-3030-01600 | | | | | | |
| Document: | Torrens - 957135.0 | | | | | | |
| Document Date: | 04/28/2015 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | LONDON ADDITION TO DULUTH | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | 079 | | | |
| Description: | LOT 10 AND ELY 16 2/3 FT OF LOT 11 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | LAJEUNESSE JACOB P | | | | | | |
| and Address: | KENDALL ANNE H 4023 COOKE ST DULUTH MN 55804 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | KENDALL ANNE H | | | | | | |
| Owner Name | LAJEUNESSE JACOB P | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$2,025.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$2,054.00 | | | |
| Current Tax Due (as of 5/9/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,027.00 | 2025 - 2nd Half Tax | \$1,027.00 | | 2025 - 1st Half Tax Due | \$1,027.00 | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | | 2025 - 2nd Half Tax Due | \$1,027.00 | |
| 2025 - 1st Half Due | \$1,027.00 | 2025 - 2nd Half Due | \$1,027.00 | | 2025 - Total Due | \$2,054.00 | |
| Parcel Details | | | | | | | |
| Property Address: | 4023 COOKE ST, DULUTH MN | | | | | | |
| School District: | 709 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | - | | | | | | |
| 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 |
| 204 | 0 - Non Homestead | \$52,500 | \$100,100 | \$152,600 | \$0 | \$0 | - |
| Total: | | \$52,500 | \$100,100 | \$152,600 | \$0 | \$0 | 1526 |



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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: 67.00
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/frnPlatStatPopUp.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 | 1915 | 460 | 690 | U Quality / 0 Ft ² | 4XS - XTRA SML | | | | | | | | | | | | | | | | | | | | | | | | |
| <table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1.5</td><td>23</td><td>20</td><td>460</td><td>BASEMENT</td></tr><tr><td>DK</td><td>1</td><td>12</td><td>16</td><td>192</td><td>POST ON GROUND</td></tr><tr><td>OP</td><td>1</td><td>5</td><td>9</td><td>45</td><td>POST ON GROUND</td></tr></table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 1.5 | 23 | 20 | 460 | BASEMENT | DK | 1 | 12 | 16 | 192 | POST ON GROUND | OP | 1 | 5 | 9 | 45 | POST ON GROUND |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | | | | | | | | | | | | | |
| BAS | 1.5 | 23 | 20 | 460 | BASEMENT | | | | | | | | | | | | | | | | | | | | | | | | |
| DK | 1 | 12 | 16 | 192 | POST ON GROUND | | | | | | | | | | | | | | | | | | | | | | | | |
| OP | 1 | 5 | 9 | 45 | POST ON GROUND | | | | | | | | | | | | | | | | | | | | | | | | |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.0 BATH | 1 BEDROOM | 4 ROOMS | | 0 | CENTRAL, GAS | | | | | | | | | | | | | | | | | | | | | | | | |

Improvement 2 Details (AG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | | | | | | | | | | | |
|---|------------|----------------------------|----------------------------|-----------------|--------------------|---------|-------|-------|--------|------|------------|-----|---|----|----|-----|------------|
| GARAGE | 1915 | 294 | 294 | - | ATTACHED | | | | | | | | | | | | |
| <table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1</td><td>14</td><td>21</td><td>294</td><td>FOUNDATION</td></tr></table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 1 | 14 | 21 | 294 | FOUNDATION |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | |
| BAS | 1 | 14 | 21 | 294 | FOUNDATION | | | | | | | | | | | | |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 04/2015 | \$102,000 | 210411 |
| 07/2011 | \$62,500 | 194701 |
| 10/2007 | \$96,200 | 179817 |
| 07/2003 | \$67,900 | 153249 |
| 11/1996 | \$37,000 | 113922 |

Assessment History

| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|-----------------|-----------------|------------------|--------------|--------------|------------------|
| 2024 Payable 2025 | 204 | \$52,500 | \$95,900 | \$148,400 | \$0 | \$0 | - |
| | Total | \$52,500 | \$95,900 | \$148,400 | \$0 | \$0 | 1,484.00 |
| 2023 Payable 2024 | 204 | \$43,600 | \$95,900 | \$139,500 | \$0 | \$0 | - |
| | Total | \$43,600 | \$95,900 | \$139,500 | \$0 | \$0 | 1,395.00 |
| 2022 Payable 2023 | 204 | \$40,400 | \$87,900 | \$128,300 | \$0 | \$0 | - |
| | Total | \$40,400 | \$87,900 | \$128,300 | \$0 | \$0 | 1,283.00 |
| 2021 Payable 2022 | 204 | \$33,400 | \$72,700 | \$106,100 | \$0 | \$0 | - |
| | Total | \$33,400 | \$72,700 | \$106,100 | \$0 | \$0 | 1,061.00 |



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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 | \$1,965.00 | \$25.00 | \$1,990.00 | \$43,600 | \$95,900 | \$139,500 |
| 2023 | \$1,917.00 | \$25.00 | \$1,942.00 | \$40,400 | \$87,900 | \$128,300 |
| 2022 | \$1,741.00 | \$25.00 | \$1,766.00 | \$33,400 | \$72,700 | \$106,100 |

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