



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/12/2025 8:19:17 PM

General Details							
Parcel ID:	010-3030-06160						
Document:	Abstract - 1003550						
Document Date:	11/30/2005						
Legal Description Details							
Plat Name:	LONDON ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0009	110			
Description:	LOT: 0009 BLOCK:110						
Taxpayer Details							
Taxpayer Name	MANCHESTER CHRISTOPHER & GRETCHEN						
and Address:	4531 DODGE ST DULUTH MN 55804						
Owner Details							
Owner Name	MANCHESTER CHRISTOPHER J						
Owner Name	MANCHESTER GRETCHEN C						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,169.46				
2025 - Special Assessments			\$694.54				
2025 - Total Tax & Special Assessments			\$3,864.00				
Current Tax Due (as of 5/11/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,932.00	2025 - 2nd Half Tax	\$1,932.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,932.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,932.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,932.00	2025 - Total Due	\$1,932.00		
Parcel Details							
Property Address:	4531 DODGE ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	MANCHESTER CHRISTOPHER J						
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	\$216,100	\$262,300	\$0	\$0	-
Total:		\$46,200	\$216,100	\$262,300	\$0	\$0	2394



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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	1948	879	1,305	AVG Quality / 783 Ft ²	4XB - EXP BNLW
Segment	Story	Width	Length	Area	Foundation
BAS	1	3	9	27	BASEMENT
BAS	1.5	1	20	20	BASEMENT
BAS	1.5	26	32	832	BASEMENT
DK	1	8	28	224	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	4 BEDROOMS	6 ROOMS	0	CENTRAL, FUEL OIL	

Improvement 2 Details (DG 12X22)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1950	264	264	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	12	264	FLOATING SLAB

Improvement 3 Details (ST 7X10)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	70	70	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	7	10	70	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2005	\$152,600	168985
04/2002	\$122,000	145993
01/2001	\$96,000	138525
06/1998	\$76,000	122073



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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	\$207,300	\$253,500	\$0	\$0	-
	Total	\$46,200	\$207,300	\$253,500	\$0	\$0	2,298.00
2023 Payable 2024	201	\$38,400	\$177,500	\$215,900	\$0	\$0	-
	Total	\$38,400	\$177,500	\$215,900	\$0	\$0	1,981.00
2022 Payable 2023	201	\$35,600	\$162,700	\$198,300	\$0	\$0	-
	Total	\$35,600	\$162,700	\$198,300	\$0	\$0	1,789.00
2021 Payable 2022	201	\$29,400	\$134,600	\$164,000	\$0	\$0	-
	Total	\$29,400	\$134,600	\$164,000	\$0	\$0	1,415.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,816.64	\$683.36	\$3,500.00	\$35,232	\$162,859	\$198,091	
2023	\$2,701.96	\$634.04	\$3,336.00	\$32,118	\$146,789	\$178,907	
2022	\$2,363.07	\$608.93	\$2,972.00	\$25,370	\$116,150	\$141,520	

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