



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/5/2025 8:33:56 PM

| General Details                                   |  |                            |                   |                         |                   |                 |                     |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID:  | 010-3070-00770                         |                            |                   |                         |                   |                 |                     |
| Document:   | Abstract - 1342694                     |                            |                   |                         |                   |                 |                     |
| Document Date:                                    | 10/12/2018                             |                            |                   |                         |                   |                 |                     |
| Legal Description Details                         |  |                            |                   |                         |                   |                 |                     |
| Plat Name:  | LONDON ADDITION TO DULUTH              |                            |                   |                         |                   |                 |                     |
| Section   | Township                               | Range                      | Lot               | Block                   |                   |                 |                     |
| -   | -                                      | -                          | -                 | 124                     |                   |                 |                     |
| Description:                                      | W 43 FT OF LOT 13 AND E 7 FT OF LOT 14 |                            |                   |                         |                   |                 |                     |
| Taxpayer Details                                  |  |                            |                   |                         |                   |                 |                     |
| Taxpayer Name                                     | ROHMAN DERRICK A & KATIE S             |                            |                   |                         |                   |                 |                     |
| and Address:                                      | 4815 PEABODY ST<br>DULUTH MN 55804     |                            |                   |                         |                   |                 |                     |
| Owner Details                                     |  |                            |                   |                         |                   |                 |                     |
| Owner Name  | ROHMAN DERRICK A                       |                            |                   |                         |                   |                 |                     |
| Owner Name  | ROHMAN KATIE S                         |                            |                   |                         |                   |                 |                     |
| Payable 2025 Tax Summary                          |  |                            |                   |                         |                   |                 |                     |
| 2025 - Net Tax                                    |  |                            |                   | \$3,191.00              |                   |                 |                     |
| 2025 - Special Assessments                        |  |                            |                   | \$29.00                 |                   |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                            |                   | <b>\$3,220.00</b>       |                   |                 |                     |
| Current Tax Due (as of 5/4/2025)                  |  |                            |                   |                         |                   |                 |                     |
| Due May 15  |  | Due October 15             |                   |                         | Total Due         |                 |                     |
| 2025 - 1st Half Tax                               | \$1,610.00                             | 2025 - 2nd Half Tax        | \$1,610.00        | 2025 - 1st Half Tax Due | \$1,610.00        |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$0.00                                 | 2025 - 2nd Half Tax Paid   | \$0.00            | 2025 - 2nd Half Tax Due | \$1,610.00        |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$1,610.00</b>                      | <b>2025 - 2nd Half Due</b> | <b>\$1,610.00</b> | <b>2025 - Total Due</b> | <b>\$3,220.00</b> |                 |                     |
| Parcel Details                                    |  |                            |                   |                         |                   |                 |                     |
| Property Address:                                 | 4815 PEABODY ST, DULUTH MN             |                            |                   |                         |                   |                 |                     |
| School District:                                  | 709                                    |                            |                   |                         |                   |                 |                     |
| Tax Increment District:                           | -                                      |                            |                   |                         |                   |                 |                     |
| Property/Homesteader:                             | ROHMAN, DERRICK A & KATIE S            |                            |                   |                         |                   |                 |                     |
| 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                   | \$217,900         | \$264,100               | \$0               | \$0             | -                   |
| Total:  |  | \$46,200                   | \$217,900         | \$264,100               | \$0               | \$0             | 2413                |



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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/frnPlatStatPopUp.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            | 1948       | 720                        | 1,080                      | AVG Quality / 324 Ft <sup>2</sup> | 4XB - EXP BNGLW    |

| Segment | Story | Width | Length | Area | Foundation         |
|---------|-------|-------|--------|------|--------------------|
| BAS     | 1.5   | 24    | 30     | 720  | BASEMENT           |
| DK      | 1     | 4     | 8      | 32   | POST ON GROUND     |
| DK      | 1     | 4     | 15     | 60   | PIERS AND FOOTINGS |
| DK      | 1     | 5     | 9      | 45   | POST ON GROUND     |
| DK      | 1     | 13    | 13     | 169  | POST ON GROUND     |

|                   |                      |                   |                        |              |
|-------------------|----------------------|-------------------|------------------------|--------------|
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b> | <b>Fireplace Count</b> | <b>HVAC</b>  |
| 1.75 BATHS        | 3 BEDROOMS           | -                 | 0                      | CENTRAL, GAS |

## Improvement 2 Details (DG)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 2004       | 528                        | 528                        | -               | DETACHED           |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|------------|
| BAS     | 1     | 24    | 22     | 528  | -          |

## Improvement 3 Details (Shed)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 80                         | 80                         | -               | -                  |

| Segment | Story | Width | Length | Area | Foundation     |
|---------|-------|-------|--------|------|----------------|
| BAS     | 1     | 8     | 10     | 80   | POST ON GROUND |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 10/2018   | \$184,000      | 229083     |
| 12/2004   | \$139,900      | 163079     |
| 10/1998   | \$62,000       | 124679     |



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| 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            | \$208,900                       | \$255,100       | \$0                 | \$0              | -                |
|                    | Total                  | \$46,200            | \$208,900                       | \$255,100       | \$0                 | \$0              | 2,315.00         |
| 2023 Payable 2024  | 201                    | \$38,300            | \$200,000                       | \$238,300       | \$0                 | \$0              | -                |
|                    | Total                  | \$38,300            | \$200,000                       | \$238,300       | \$0                 | \$0              | 2,225.00         |
| 2022 Payable 2023  | 201                    | \$35,500            | \$183,400                       | \$218,900       | \$0                 | \$0              | -                |
|                    | Total                  | \$35,500            | \$183,400                       | \$218,900       | \$0                 | \$0              | 2,014.00         |
| 2021 Payable 2022  | 201                    | \$29,400            | \$151,700                       | \$181,100       | \$0                 | \$0              | -                |
|                    | Total                  | \$29,400            | \$151,700                       | \$181,100       | \$0                 | \$0              | 1,602.00         |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$3,157.00             | \$25.00             | \$3,182.00                      | \$35,762        | \$186,745           | \$222,507        |                  |
| 2023               | \$3,035.00             | \$25.00             | \$3,060.00                      | \$32,656        | \$168,705           | \$201,361        |                  |
| 2022               | \$2,667.00             | \$25.00             | \$2,692.00                      | \$26,000        | \$134,159           | \$160,159        |                  |

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