



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 9:37:30 AM

General Details							
Parcel ID:	010-3070-01080						
Document:	Abstract - 01187613						
Document Date:	05/19/2012						
Legal Description Details							
Plat Name:	LONDON ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	126			
Description:	LOTS 12 THRU 16						
Taxpayer Details							
Taxpayer Name	ROSCOE LAWRENCE E & ANN M						
and Address:	1312 N 45TH AVE E						
	DULUTH MN 55804						
Owner Details							
Owner Name	ROSCOE ANN M						
Owner Name	ROSCOE LAWRENCE E						
Payable 2025 Tax Summary							
2025 - Net Tax				\$6,889.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$6,918.00</b>			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,459.00	2025 - 2nd Half Tax	\$3,459.00	2025 - 1st Half Tax Due	\$3,459.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$3,459.00		
<b>2025 - 1st Half Due</b>	<b>\$3,459.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$3,459.00</b>	<b>2025 - Total Due</b>	<b>\$6,918.00</b>		
Parcel Details							
Property Address:	1312 N 45TH AVE E, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	ROSCOE, LARRY						
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)	\$78,600	\$444,700	\$523,300	\$0	\$0	-
Total:		\$78,600	\$444,700	\$523,300	\$0	\$0	5291



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## Land Details

Deeded Acres: 0.00  
Waterfront: -  
Water Front Feet: 0.00  
Water Code & Desc: -  
Gas Code & Desc: -  
Sewer Code & Desc: -  
Lot Width: 140.00  
Lot Depth: 250.00

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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (SFD)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2012	1,728	1,728	-	4SS - SNGL STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	32	54	1,728	-
OP	1	34	8	272	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	3 BEDROOMS	-	0	C&AIR_COND, GAS	

## Improvement 2 Details (DG 32X42)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2012	1,344	1,344	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	32	42	1,344	-

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2012	\$55,000	197187
10/2008	\$60,000	184208
05/2006	\$25,000	171523
02/1998	\$10,244	120570

## 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	\$78,600	\$426,400	\$505,000	\$0	\$0	-
	Total	\$78,600	\$426,400	\$505,000	\$0	\$0	5,049.00
2023 Payable 2024	201	\$51,200	\$385,500	\$436,700	\$0	\$0	-
	Total	\$51,200	\$385,500	\$436,700	\$0	\$0	4,367.00
2022 Payable 2023	201	\$47,500	\$353,600	\$401,100	\$0	\$0	-
	Total	\$47,500	\$353,600	\$401,100	\$0	\$0	4,000.00
2021 Payable 2022	201	\$39,300	\$292,400	\$331,700	\$0	\$0	-
	Total	\$39,300	\$292,400	\$331,700	\$0	\$0	3,243.00



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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	\$6,149.00	\$25.00	\$6,174.00	\$51,200	\$385,500	\$436,700
2023	\$5,977.00	\$25.00	\$6,002.00	\$47,365	\$352,594	\$399,959
2022	\$5,337.00	\$25.00	\$5,362.00	\$38,425	\$285,888	\$324,313

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