



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 8/16/2025 4:00:43 AM

General Details							
Parcel ID:	010-3080-02410						
Document:	Abstract - 01454980						
Document Date:	10/21/2022						
Legal Description Details							
Plat Name:	ALTERED PLAT LONDON PARK ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0017	009			
Description:	LOT: 0017 BLOCK:009						
Taxpayer Details							
Taxpayer Name	DEROCHE TREVOR J S						
and Address:	5315 TIOGA ST DULUTH MN 55804						
Owner Details							
Owner Name	DEROCHE TREVOR J S						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,043.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$4,072.00				
Current Tax Due (as of 8/15/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,036.00	2025 - 2nd Half Tax	\$2,036.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,036.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,036.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$2,036.00	2025 - Total Due	\$2,036.00		
Parcel Details							
Property Address:	5315 TIOGA ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	DEROCHE, TREVOR J & MACKENZIE M						
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)	\$46,100	\$278,200	\$324,300	\$0	\$0	-
Total:		\$46,100	\$278,200	\$324,300	\$0	\$0	3069



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 8/16/2025 4:00:43 AM

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 (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1926	624	1,248	GD Quality / 414 Ft ²	4MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	2	26	24	624	BASEMENT
CW	0	8	12	96	PIERS AND FOOTINGS
DK	0	12	17	204	POST ON GROUND
DK	1	5	8	40	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	3 BEDROOMS	-	1	C&AIR_COND, GAS	

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2002	720	720	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	24	720	FLOATING SLAB

Improvement 3 Details (Paver)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	133	133	-	B - BRICK
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	133	-

Improvement 4 Details (Shed)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	35	35	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	7	35	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2021	\$280,000	242503
03/2020	\$222,500	236084
03/2015	\$185,000	209902
10/2014	\$108,000	208247
06/1998	\$64,900	122540
07/1997	\$30,000	117243



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 8/16/2025 4:00:43 AM

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	\$46,100	\$266,700	\$312,800	\$0	\$0	-
	Total	\$46,100	\$266,700	\$312,800	\$0	\$0	2,944.00
2023 Payable 2024	201	\$38,300	\$281,000	\$319,300	\$0	\$0	-
	Total	\$38,300	\$281,000	\$319,300	\$0	\$0	3,108.00
2022 Payable 2023	201	\$35,500	\$257,800	\$293,300	\$0	\$0	-
	Total	\$35,500	\$257,800	\$293,300	\$0	\$0	2,825.00
2021 Payable 2022	201	\$29,400	\$158,200	\$187,600	\$0	\$0	-
	Total	\$29,400	\$158,200	\$187,600	\$0	\$0	1,672.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,389.00	\$25.00	\$4,414.00	\$37,280	\$273,517	\$310,797	
2023	\$4,237.00	\$25.00	\$4,262.00	\$34,188	\$248,269	\$282,457	
2022	\$2,781.00	\$25.00	\$2,806.00	\$26,210	\$141,034	\$167,244	

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.