



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 9:47:12 AM

General Details							
Parcel ID:	010-3580-00030						
Document:	Torrens - 987402.0						
Document Date:	07/17/2017						
Legal Description Details							
Plat Name:	OATKA BEACH ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	001			
Description:	LOTS 2 3 AND 4 AND LOTS 15 16 AND 17						
Taxpayer Details							
Taxpayer Name	TRUSTEE OF THE PREDICTABLE TRUST						
and Address:	3925 S LAKE AVE DULUTH MN 55802						
Owner Details							
Owner Name	PREDICTABLE TRUST AGREEMENT						
Payable 2025 Tax Summary							
2025 - Net Tax				\$12,721.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$12,750.00			
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$6,375.00	2025 - 2nd Half Tax	\$6,375.00		2025 - 1st Half Tax Due	\$6,375.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$6,375.00	
2025 - 1st Half Due	\$6,375.00	2025 - 2nd Half Due	\$6,375.00		2025 - Total Due	\$12,750.00	
Parcel Details							
Property Address:	3925 S LAKE AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	GOLDFINE, ANDREW A & MOLLY 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)	\$369,800	\$411,700	\$781,500	\$0	\$0	-
Total:		\$369,800	\$411,700	\$781,500	\$0	\$0	8519



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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: 120.00
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.

Improvement 1 Details (SFD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.																								
HOUSE	1957	1,436	1,436	AVG Quality / 1076 Ft ²	5SS - SNGL STRY																								
<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>0</td><td>0</td><td>1,076</td><td>BASEMENT</td></tr><tr><td>BAS</td><td>1</td><td>18</td><td>20</td><td>360</td><td>DOUBLE TUCK UNDER WITH FINISHED BASEMENT</td></tr><tr><td>DK</td><td>1</td><td>15</td><td>20</td><td>300</td><td>POST ON GROUND</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	0	0	1,076	BASEMENT	BAS	1	18	20	360	DOUBLE TUCK UNDER WITH FINISHED BASEMENT	DK	1	15	20	300	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation																								
BAS	1	0	0	1,076	BASEMENT																								
BAS	1	18	20	360	DOUBLE TUCK UNDER WITH FINISHED BASEMENT																								
DK	1	15	20	300	POST ON GROUND																								
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC																								
1.75 BATHS	3 BEDROOMS	7 ROOMS		1	C&AIR_COND, GAS																								

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2017	\$660,000	222001

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	\$520,000	\$333,100	\$853,100	\$0	\$0	-
	Total	\$520,000	\$333,100	\$853,100	\$0	\$0	9,414.00
2023 Payable 2024	201	\$297,700	\$423,100	\$720,800	\$0	\$0	-
	Total	\$297,700	\$423,100	\$720,800	\$0	\$0	7,760.00
2022 Payable 2023	201	\$251,600	\$360,200	\$611,800	\$0	\$0	-
	Total	\$251,600	\$360,200	\$611,800	\$0	\$0	6,398.00
2021 Payable 2022	201	\$209,700	\$299,300	\$509,000	\$0	\$0	-
	Total	\$209,700	\$299,300	\$509,000	\$0	\$0	5,113.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$10,845.00	\$25.00	\$10,870.00	\$297,700	\$423,100	\$720,800
2023	\$9,515.00	\$25.00	\$9,540.00	\$251,600	\$360,200	\$611,800
2022	\$8,391.00	\$25.00	\$8,416.00	\$209,700	\$299,300	\$509,000



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