



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/9/2025 6:59:29 AM

| General Details | | | | | | | |
|---|--|----------------------------|-------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 010-3830-15560 | | | | | | |
| Document: | Abstract - 1384269 T ALSO | | | | | | |
| Document Date: | 06/16/2020 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | PORTLAND DIVISION OF DULUTH | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | 0013 | 098 | | | |
| Description: | INC VAC 20FT E 4TH ST | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | SITU LEON R & GUAN WANMEI | | | | | | |
| and Address: | 1225 E 4TH ST | | | | | | |
| | DULUTH MN 55805 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | GUAN WANMEI | | | | | | |
| Owner Name | SITU LEON R | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$2,337.00 | | | | |
| 2025 - Special Assessments | | | \$29.00 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$2,366.00 | | | | |
| Current Tax Due (as of 5/8/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,183.00 | 2025 - 2nd Half Tax | \$1,183.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$1,183.00 | 2025 - 2nd Half Tax Paid | \$1,183.00 | 2025 - 2nd Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Due | \$0.00 | 2025 - 2nd Half Due | \$0.00 | 2025 - Total Due | \$0.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 1225 E 4TH ST, DULUTH MN | | | | | | |
| School District: | 709 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | SITU, LEON R & WANMEI, GUAN | | | | | | |
| 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) | \$13,300 | \$176,600 | \$189,900 | \$0 | \$0 | - |
| Total: | | \$13,300 | \$176,600 | \$189,900 | \$0 | \$0 | 1626 |



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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: 25.00
Lot Depth: 170.00

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 | 1907 | 616 | 1,232 | U Quality / 0 Ft ² | 2MS - MULTI STRY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 2 | 28 | 22 | 616 | BASEMENT |
| OP | 0 | 6 | 20 | 120 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.5 BATHS | 3 BEDROOMS | - | - | C&AIR_COND, GAS | |

Sales Reported to the St. Louis County Auditor

No Sales information reported.

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 | \$13,300 | \$182,000 | \$195,300 | \$0 | \$0 | - |
| | Total | \$13,300 | \$182,000 | \$195,300 | \$0 | \$0 | 1,685.00 |
| 2023 Payable 2024 | 201 | \$15,900 | \$154,800 | \$170,700 | \$0 | \$0 | - |
| | Total | \$15,900 | \$154,800 | \$170,700 | \$0 | \$0 | 1,511.00 |
| 2022 Payable 2023 | 201 | \$15,000 | \$146,800 | \$161,800 | \$0 | \$0 | - |
| | Total | \$15,000 | \$146,800 | \$161,800 | \$0 | \$0 | 1,413.00 |
| 2021 Payable 2022 | 201 | \$21,000 | \$98,800 | \$119,800 | \$0 | \$0 | - |
| | Total | \$21,000 | \$98,800 | \$119,800 | \$0 | \$0 | 953.00 |

Tax Detail History

| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024 | \$2,157.00 | \$25.00 | \$2,182.00 | \$14,079 | \$137,066 | \$151,145 |
| 2023 | \$2,143.00 | \$25.00 | \$2,168.00 | \$13,101 | \$128,217 | \$141,318 |
| 2022 | \$1,607.00 | \$25.00 | \$1,632.00 | \$16,714 | \$78,635 | \$95,349 |



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