



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 5:30:49 AM

| General Details | | | | | | | |
|---|--|----------------------------|--------------------|--------------------|-------------------------|--------------------|---------------------|
| Parcel ID: | 010-4263-00010 | | | | | | |
| Document: | Abstract - 01494317 | | | | | | |
| Document Date: | 08/19/2024 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | SUMMIT RIDGE DIVISION | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | 0001 | 001 | | | |
| Description: | LOT 1 BLOCK 1 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | POLLARI DONALD & CASE SHANNA TRUST | | | | | | |
| and Address: | 3900 GLENWOOD ST DULUTH MN 55804 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | POLLARI DONALD & CASE SHANNA TRUST | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$14,599.00 | | | | |
| 2025 - Special Assessments | | | \$29.00 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$14,628.00 | | | | |
| Current Tax Due (as of 5/5/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$7,314.00 | 2025 - 2nd Half Tax | \$7,314.00 | | 2025 - 1st Half Tax Due | \$7,314.00 | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | | 2025 - 2nd Half Tax Due | \$7,314.00 | |
| 2025 - 1st Half Due | \$7,314.00 | 2025 - 2nd Half Due | \$7,314.00 | | 2025 - Total Due | \$14,628.00 | |
| Parcel Details | | | | | | | |
| Property Address: | 3900 GLENWOOD ST, DULUTH MN | | | | | | |
| School District: | 709 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | CASE, SHANNA L & POLLARI, DONALD C | | | | | | |
| 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) | \$213,500 | \$797,100 | \$1,010,600 | \$0 | \$0 | - |
| Total: | | \$213,500 | \$797,100 | \$1,010,600 | \$0 | \$0 | 11383 |



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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: 414.00
Lot Depth: 236.00

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 | 2018 | 1,464 | 2,136 | GD Quality / 648 Ft ² | 4CM - CUSTOM |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 6 | 24 | 144 | CANTILEVER |
| BAS | 1 | 24 | 27 | 648 | DOUBLE TUCK UNDER WITH FINISHED BASEMENT |
| BAS | 2 | 24 | 28 | 672 | PIERS AND FOOTINGS |
| BMT | 1 | 24 | 27 | 648 | FOUNDATION |
| DK | 0 | 19 | 27 | 513 | FLOATING SLAB |
| SP | 2 | 8 | 12 | 96 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 2.0 BATHS | 4 BEDROOMS | - | | 0 | C&AC&EXCH, GAS |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 08/2024 | \$1,050,000 | 259890 |
| 09/2016 | \$121,000 | 218049 |
| 12/2006 | \$125,000 | 175077 |

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 | \$213,500 | \$752,000 | \$965,500 | \$0 | \$0 | - |
| | Total | \$213,500 | \$752,000 | \$965,500 | \$0 | \$0 | 10,819.00 |
| 2023 Payable 2024 | 204 | \$108,400 | \$536,700 | \$645,100 | \$0 | \$0 | - |
| | Total | \$108,400 | \$536,700 | \$645,100 | \$0 | \$0 | 6,814.00 |
| 2022 Payable 2023 | 204 | \$108,400 | \$536,700 | \$645,100 | \$0 | \$0 | - |
| | Total | \$108,400 | \$536,700 | \$645,100 | \$0 | \$0 | 6,814.00 |
| 2021 Payable 2022 | 204 | \$94,300 | \$466,000 | \$560,300 | \$0 | \$0 | - |
| | Total | \$94,300 | \$466,000 | \$560,300 | \$0 | \$0 | 5,754.00 |



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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 | \$9,541.00 | \$25.00 | \$9,566.00 | \$108,400 | \$536,700 | \$645,100 |
| 2023 | \$10,123.00 | \$25.00 | \$10,148.00 | \$108,400 | \$536,700 | \$645,100 |
| 2022 | \$9,421.00 | \$25.00 | \$9,446.00 | \$94,300 | \$466,000 | \$560,300 |

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