



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 12:31:40 PM

General Details							
Parcel ID:	010-4450-01210						
Document:	Torrens - 937426.0						
Document Date:	10/09/2013						
Legal Description Details							
Plat Name:	WAVERLY PARK DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	005			
Description:	LOTS 27 AND 28						
Taxpayer Details							
Taxpayer Name	COCHRAN MATTHEW A & NICOLE A						
and Address:	115 ASPEN LANE						
	DULUTH MN 55803						
Owner Details							
Owner Name	COCHRAN MATTHEW A						
Owner Name	COCHRAN NICOLE A						
Payable 2025 Tax Summary							
2025 - Net Tax				\$5,305.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$5,334.00			
Current Tax Due (as of 4/28/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,667.00	2025 - 2nd Half Tax	\$2,667.00	2025 - 1st Half Tax Due	\$2,667.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,667.00		
2025 - 1st Half Due	\$2,667.00	2025 - 2nd Half Due	\$2,667.00	2025 - Total Due	\$5,334.00		
Parcel Details							
Property Address:	115 ASPEN LN, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	COCHRAN, MATTHEW A & NICOLE A						
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)	\$62,100	\$342,500	\$404,600	\$0	\$0	-
Total:		\$62,100	\$342,500	\$404,600	\$0	\$0	3945



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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: 100.00
Lot Depth: 160.00

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	1962	1,300	1,300	GD Quality / 676 Ft ²	4SL - SPLIT LVL
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	26	624	DOUBLE TUCK UNDER WITH FINISHED BASEMENT
BAS	1	26	26	676	BASEMENT WITH EXTERIOR ENTRANCE
DK	1	0	0	338	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	3 BEDROOMS	6 ROOMS	1	C&AIR_COND, GAS	

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2013	\$257,900	203402
11/2012	\$239,900	199730
04/2008	\$311,000	181628
08/2006	\$299,900	173011
09/1998	\$130,000	124888

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	\$62,100	\$336,300	\$398,400	\$0	\$0	-
	Total	\$62,100	\$336,300	\$398,400	\$0	\$0	3,877.00
2023 Payable 2024	201	\$55,500	\$309,900	\$365,400	\$0	\$0	-
	Total	\$55,500	\$309,900	\$365,400	\$0	\$0	3,610.00
2022 Payable 2023	201	\$52,000	\$288,400	\$340,400	\$0	\$0	-
	Total	\$52,000	\$288,400	\$340,400	\$0	\$0	3,338.00
2021 Payable 2022	201	\$44,200	\$245,700	\$289,900	\$0	\$0	-
	Total	\$44,200	\$245,700	\$289,900	\$0	\$0	2,788.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$5,091.00	\$25.00	\$5,116.00	\$54,839	\$306,207	\$361,046
2023	\$4,997.00	\$25.00	\$5,022.00	\$50,991	\$282,805	\$333,796
2022	\$4,597.00	\$25.00	\$4,622.00	\$42,500	\$236,251	\$278,751



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