



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 8:45:47 PM

General Details							
Parcel ID:	010-4500-02390						
Document:	Abstract - 01422869						
Document Date:	07/30/2021						
Legal Description Details							
Plat Name:	WEST DULUTH 4TH DIVISION						
Section	Township	Range	Lot	Block			
-	-	-	-	092			
Description:	LOTS 5 AND 6						
Taxpayer Details							
Taxpayer Name	VROOMAN CASSANDRA LEORA						
and Address:	118 S 60TH AVE W DULUTH MN 55807						
Owner Details							
Owner Name	VROOMAN CASSANDRA LEORA						
Payable 2025 Tax Summary							
2025 - Net Tax				\$363.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$392.00			
Current Tax Due (as of 4/28/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$196.00		2025 - 2nd Half Tax \$196.00			2025 - 1st Half Tax Due \$196.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$196.00		
2025 - 1st Half Due \$196.00		2025 - 2nd Half Due \$196.00			2025 - Total Due \$392.00		
Parcel Details							
Property Address:	-						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	VROOMAN, CASSANDRA L & ERIK H						
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)	\$5,700	\$21,700	\$27,400	\$0	\$0	-
Total:		\$5,700	\$21,700	\$27,400	\$0	\$0	274



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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:	0.00						
Lot Depth:	0.00						
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 (DG)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
GARAGE	0	672	672	-	DETACHED		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	24	28	672	POST ON GROUND		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
07/2021		\$120,000 (This is part of a multi parcel sale.)			244438		
11/2003		\$15,000			156125		
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	\$5,700	\$20,900	\$26,600	\$0	\$0	-
	Total	\$5,700	\$20,900	\$26,600	\$0	\$0	266.00
2023 Payable 2024	201	\$4,800	\$19,800	\$24,600	\$0	\$0	-
	Total	\$4,800	\$19,800	\$24,600	\$0	\$0	246.00
2022 Payable 2023	201	\$6,100	\$15,800	\$21,900	\$0	\$0	-
	Total	\$6,100	\$15,800	\$21,900	\$0	\$0	219.00
2021 Payable 2022	201	\$5,000	\$12,800	\$17,800	\$0	\$0	-
	Total	\$5,000	\$12,800	\$17,800	\$0	\$0	178.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$347.00	\$25.00	\$372.00	\$4,800	\$19,800	\$24,600	
2023	\$327.00	\$25.00	\$352.00	\$6,100	\$15,800	\$21,900	
2022	\$293.00	\$25.00	\$318.00	\$5,000	\$12,800	\$17,800	



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