



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:51:44 AM

General Details							
Parcel ID:	010-4500-02420						
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 8 9 AND 10						
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				\$3,171.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,200.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,600.00	2025 - 2nd Half Tax	\$1,600.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,600.00	2025 - 2nd Half Tax Paid	\$1,600.00	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:	118 S 60TH AVE W, DULUTH MN						
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)	\$18,600	\$242,900	\$261,500	\$0	\$0	-
Total:		\$18,600	\$242,900	\$261,500	\$0	\$0	2412



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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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1984	960	960	AVG Quality / 480 Ft ²	3SL - SPLIT LVL
Segment	Story	Width	Length	Area	Foundation
BAS	1	40	24	960	BASEMENT
DK	1	0	0	56	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	5 BEDROOMS	-		-	C&AC&EXCH, GAS

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1979	784	784	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	28	784	FLOATING SLAB

Improvement 3 Details (ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	209	209	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	19	11	209	POST ON GROUND

Improvement 4 Details (SLAB)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	288	288	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	12	24	288	-

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



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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	\$18,600	\$232,900	\$251,500	\$0	\$0	-
	Total	\$18,600	\$232,900	\$251,500	\$0	\$0	2,302.00
2023 Payable 2024	201	\$15,700	\$221,200	\$236,900	\$0	\$0	-
	Total	\$15,700	\$221,200	\$236,900	\$0	\$0	2,234.00
2022 Payable 2023	201	\$20,000	\$172,300	\$192,300	\$0	\$0	-
	Total	\$20,000	\$172,300	\$192,300	\$0	\$0	1,746.00
2021 Payable 2022	201	\$16,200	\$139,500	\$155,700	\$0	\$0	-
	Total	\$16,200	\$139,500	\$155,700	\$0	\$0	1,343.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,165.00	\$25.00	\$3,190.00	\$14,806	\$208,605	\$223,411	
2023	\$2,635.00	\$25.00	\$2,660.00	\$18,161	\$156,456	\$174,617	
2022	\$2,243.00	\$25.00	\$2,268.00	\$13,973	\$120,327	\$134,300	

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