



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 10:32:22 AM

| General Details                                   |  |                            |                   |                   |                         |                   |                  |
|---|--|----------------------------|-------------------|-------------------|-------------------------|-------------------|------------------|
| Parcel ID:  | 010-4645-00760   |                            |                   |                   |                         |                   |                  |
| Document:   | Torrens - 1042925.0  |                            |                   |                   |                         |                   |                  |
| Document Date:                                    | 06/15/2021   |                            |                   |                   |                         |                   |                  |
| Legal Description Details                         |  |                            |                   |                   |                         |                   |                  |
| Plat Name:  | WOODHAVEN REARR OF NASHVILLE DIVISION DULUTH   |                            |                   |                   |                         |                   |                  |
| Section   | Township   | Range                      | Lot               | Block             |                         |                   |                  |
| -   | -  | -                          | -                 | 008               |                         |                   |                  |
| Description:                                      | LOT 7 EX SELY 7 FT AND PART OF LOT 8 LYING ELY OF A LINE RUNNING FROM A POINT ON NORTH LINE 57 54/100 FT ELY OF NW CORNER TO A POINT ON S LINE 14 60/100 FT ELY OF SW CORNER |                            |                   |                   |                         |                   |                  |
| Taxpayer Details                                  |  |                            |                   |                   |                         |                   |                  |
| Taxpayer Name and Address:                        | DOUCETTE ANN & ROBERT<br>2004 WOODHAVEN LN<br>DULUTH MN 55803  |                            |                   |                   |                         |                   |                  |
| Owner Details                                     |  |                            |                   |                   |                         |                   |                  |
| Owner Name  | DOUCETTE ANN   |                            |                   |                   |                         |                   |                  |
| Owner Name  | DOUCETTE ROBERT T  |                            |                   |                   |                         |                   |                  |
| Payable 2025 Tax Summary                          |  |                            |                   |                   |                         |                   |                  |
| 2025 - Net Tax                                    |  |                            |                   | \$6,013.00        |                         |                   |                  |
| 2025 - Special Assessments                        |  |                            |                   | \$29.00           |                         |                   |                  |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                            |                   | <b>\$6,042.00</b> |                         |                   |                  |
| Current Tax Due (as of 5/5/2025)                  |  |                            |                   |                   |                         |                   |                  |
| Due May 15  |  | Due October 15             |                   |                   | Total Due               |                   |                  |
| 2025 - 1st Half Tax                               | \$3,021.00   | 2025 - 2nd Half Tax        | \$3,021.00        |                   | 2025 - 1st Half Tax Due | \$0.00            |                  |
| 2025 - 1st Half Tax Paid                          | \$3,021.00   | 2025 - 2nd Half Tax Paid   | \$0.00            |                   | 2025 - 2nd Half Tax Due | \$3,021.00        |                  |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>  | <b>2025 - 2nd Half Due</b> | <b>\$3,021.00</b> |                   | <b>2025 - Total Due</b> | <b>\$3,021.00</b> |                  |
| Parcel Details                                    |  |                            |                   |                   |                         |                   |                  |
| Property Address:                                 | 2004 WOODHAVEN LN, DULUTH MN   |                            |                   |                   |                         |                   |                  |
| School District:                                  | 709  |                            |                   |                   |                         |                   |                  |
| Tax Increment District:                           | -  |                            |                   |                   |                         |                   |                  |
| Property/Homesteader:                             | DOUCETTE, ROBERT T & ANN W   |                            |                   |                   |                         |                   |                  |
| Assessment Details (2025 Payable 2026)            |  |                            |                   |                   |                         |                   |                  |
| Class Code<br>(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)  | \$48,900                   | \$411,000         | \$459,900         | \$0                     | \$0               | -                |
| Total:  |  | \$48,900                   | \$411,000         | \$459,900         | \$0                     | \$0               | 4547             |



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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:** 59.00  
**Lot Depth:** 150.00

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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

| Improvement Type  | Year Built           | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish                  | Style Code & Desc.                       |
|-------------------|----------------------|----------------------------|----------------------------|----------------------------------|--|
| HOUSE             | 1964                 | 1,800                      | 1,800                      | GD Quality / 867 Ft <sup>2</sup> | 5SL - SPLIT LVL                          |
| Segment           | Story                | Width                      | Length                     | Area                             | Foundation                               |
| BAS               | 1                    | 1                          | 18                         | 18                               | CANTILEVER                               |
| BAS               | 1                    | 1                          | 26                         | 26                               | CANTILEVER                               |
| BAS               | 1                    | 10                         | 13                         | 130                              | BASEMENT                                 |
| BAS               | 1                    | 17                         | 16                         | 272                              | BASEMENT                                 |
| BAS               | 1                    | 24                         | 25                         | 600                              | DOUBLE TUCK UNDER WITH FINISHED BASEMENT |
| BAS               | 1                    | 26                         | 29                         | 754                              | BASEMENT                                 |
| DK                | 1                    | 12                         | 15                         | 180                              | PIERS AND FOOTINGS                       |
| DK                | 1                    | 14                         | 12                         | 168                              | PIERS AND FOOTINGS                       |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          | <b>Fireplace Count</b>     | <b>HVAC</b>                      |  |
| 3.5 BATHS         | 4 BEDROOMS           | 10 ROOMS                   | 1                          | C&AIR_COND, GAS                  |  |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 06/2021   | \$430,000      | 243220     |
| 06/2018   | \$300,000      | 226762     |
| 05/2018   | \$295,000      | 225891     |

## Assessment History

| Year              | Class Code<br>(Legend) | Land EMV        | Bldg EMV         | Total EMV        | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|-----------------|------------------|------------------|--------------|--------------|------------------|
| 2024 Payable 2025 | 201                    | \$86,100        | \$360,400        | \$446,500        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$86,100</b> | <b>\$360,400</b> | <b>\$446,500</b> | <b>\$0</b>   | <b>\$0</b>   | <b>4,401.00</b>  |
| 2023 Payable 2024 | 201                    | \$86,100        | \$365,200        | \$451,300        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$86,100</b> | <b>\$365,200</b> | <b>\$451,300</b> | <b>\$0</b>   | <b>\$0</b>   | <b>4,513.00</b>  |
| 2022 Payable 2023 | 201                    | \$80,700        | \$338,600        | \$419,300        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$80,700</b> | <b>\$338,600</b> | <b>\$419,300</b> | <b>\$0</b>   | <b>\$0</b>   | <b>4,193.00</b>  |
| 2021 Payable 2022 | 201                    | \$66,600        | \$280,700        | \$347,300        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$66,600</b> | <b>\$280,700</b> | <b>\$347,300</b> | <b>\$0</b>   | <b>\$0</b>   | <b>3,413.00</b>  |



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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               | \$6,355.00 | \$25.00             | \$6,380.00                      | \$86,100        | \$365,200           | \$451,300        |
| 2023               | \$6,263.00 | \$25.00             | \$6,288.00                      | \$80,700        | \$338,600           | \$419,300        |
| 2022               | \$5,613.00 | \$25.00             | \$5,638.00                      | \$65,453        | \$275,864           | \$341,317        |

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