



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 5:08:47 AM

General Details							
Parcel ID:		280-0012-00344					
Document:		Abstract - 01345476					
Document Date:		11/19/2018					
Legal Description Details							
Plat Name:		CANOSIA					
Section	Township	Range	Lot	Block			
11	51	15	-	-			
Description:		That part of the North 475.00 feet of the NE1/4 of SE1/4, lying Easterly of the West 220.00 feet of said NE1/4 of SE1/4 AND lying Westerly of a line which lies 33.00 feet Westerly of the following described line: Commencing at the East quarter corner of said Section 11; thence on an assumed bearing of S89deg33'51"W, along the East-West quarter line of said Section 11, a distance of 384.05 feet to the actual point of beginning of the line herein described; thence S25deg08'21"W, a distance of 1179.68 feet; thence S26deg08'50"W, a distance of 288 feet, more or less, to the south line of said NE1/4 of SE1/4 and there said line terminating.					
Taxpayer Details							
Taxpayer Name and Address:		PETERSON EVAN A & HEATHER A 4940 MCCOMBER RD DULUTH MN 55803					
Owner Details							
Owner Name		PETERSON EVAN A					
Owner Name		PETERSON HEATHER A					
Payable 2026 Tax Summary							
		2026 - Net Tax		\$4,876.00			
		2026 - Special Assessments		\$34.00			
		2026 - Total Tax & Special Assessments		\$4,910.00			
Current Tax Due (as of 4/4/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$2,455.00	2026 - 2nd Half Tax	\$2,455.00	2026 - 1st Half Tax Due	\$2,455.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$2,455.00		
2026 - 1st Half Due	\$2,455.00	2026 - 2nd Half Due	\$2,455.00	2026 - Total Due	\$4,910.00		
Parcel Details							
Property Address:		4940 MCCOMBER RD, DULUTH MN					
School District:		700					
Tax Increment District:		-					
Property/Homesteader:		-					
Assessment Details (2026 Payable 2027)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
204	0 - Non Homestead	\$114,300	\$388,000	\$502,300	\$0	\$0	-
Total:		\$114,300	\$388,000	\$502,300	\$0	\$0	5029



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Land Details

Deeded Acres:	6.00
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	W - DRILLED WELL
Gas Code & Desc:	-
Sewer Code & Desc:	S - ON-SITE SANITARY SYSTEM
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	2000	2,066	2,066	-	RAM - RAMBL/RNCH																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>21</td> <td>32</td> <td>672</td> <td>-</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>34</td> <td>15</td> <td>510</td> <td>-</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>34</td> <td>26</td> <td>884</td> <td>-</td> </tr> <tr> <td>CW</td> <td>1</td> <td>14</td> <td>20</td> <td>280</td> <td>POST ON GROUND</td> </tr> <tr> <td>DK</td> <td>1</td> <td>0</td> <td>0</td> <td>268</td> <td>POST ON GROUND</td> </tr> <tr> <td>OP</td> <td>1</td> <td>4</td> <td>7</td> <td>28</td> <td>-</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	21	32	672	-	BAS	1	34	15	510	-	BAS	1	34	26	884	-	CW	1	14	20	280	POST ON GROUND	DK	1	0	0	268	POST ON GROUND	OP	1	4	7	28	-
Segment	Story	Width	Length	Area	Foundation																																										
BAS	1	21	32	672	-																																										
BAS	1	34	15	510	-																																										
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CW	1	14	20	280	POST ON GROUND																																										
DK	1	0	0	268	POST ON GROUND																																										
OP	1	4	7	28	-																																										
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC																																											
2.5 BATHS	3 BEDROOMS	-	-	C&AIR_EXCH, ELECTRIC																																											

Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
GARAGE	2000	832	832	-	ATTACHED												
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Segment	Story	Width	Length	Area	Foundation												
BAS	1	26	32	832	-												

Improvement 3 Details (28X32 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
GARAGE	1999	896	896	-	DETACHED												
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Segment	Story	Width	Length	Area	Foundation												
BAS	1	28	32	896	-												

Improvement 4 Details (8X6 SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	0	48	48	-	-												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>8</td> <td>6</td> <td>48</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	8	6	48	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation												
BAS	1	8	6	48	POST ON GROUND												

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2018	\$375,000	229702
11/1997	\$13,000	119441



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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
2025 Payable 2026	204	\$113,000	\$388,000	\$501,000	\$0	\$0	-
	Total	\$113,000	\$388,000	\$501,000	\$0	\$0	5,013.00
2024 Payable 2025	204	\$111,000	\$376,100	\$487,100	\$0	\$0	-
	Total	\$111,000	\$376,100	\$487,100	\$0	\$0	4,871.00
2023 Payable 2024	204	\$101,000	\$376,100	\$477,100	\$0	\$0	-
	Total	\$101,000	\$376,100	\$477,100	\$0	\$0	4,771.00
2022 Payable 2023	204	\$96,400	\$320,900	\$417,300	\$0	\$0	-
	Total	\$96,400	\$320,900	\$417,300	\$0	\$0	4,173.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$4,751.00	\$29.00	\$4,780.00	\$111,000	\$376,100	\$487,100	
2024	\$4,751.00	\$25.00	\$4,776.00	\$101,000	\$376,100	\$477,100	
2023	\$4,505.00	\$25.00	\$4,530.00	\$96,400	\$320,900	\$417,300	

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