



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 5:08:49 AM

General Details							
Parcel ID:	280-0012-00345						
Document:	Abstract - 01351845						
Document Date:	03/19/2019						
Legal Description Details							
Plat Name:	CANOSIA						
	Section	Township	Range	Lot	Block		
	11	51	15	-	-		
Description:	That part of NE1/4 of SE1/4, 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, EXCEPT That part of the North 475.00 feet of NE1/4 of SE1/4, lying Easterly of the West 220.00 feet of said NE1/4 of SE1/4.						
Taxpayer Details							
Taxpayer Name and Address:	PETERSON ERIC J 4952 MCCOMBER RD DULUTH MN 55803						
Owner Details							
Owner Name	PETERSON ERIC J						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$5,222.00			
	2026 - Special Assessments			\$34.00			
	2026 - Total Tax & Special Assessments			\$5,256.00			
Current Tax Due (as of 4/4/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$2,628.00	2026 - 2nd Half Tax	\$2,628.00	2026 - 1st Half Tax Due	\$2,628.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$2,628.00		
2026 - 1st Half Due	\$2,628.00	2026 - 2nd Half Due	\$2,628.00	2026 - Total Due	\$5,256.00		
Parcel Details							
Property Address:	4952 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	\$122,200	\$409,100	\$531,300	\$0	\$0	-
	Total:	\$122,200	\$409,100	\$531,300	\$0	\$0	5391



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Land Details

Deeded Acres:	11.30
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	2021	2,316	2,316	-	SLB - SLAB																								
<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>0</td> <td>0</td> <td>2,316</td> <td>-</td> </tr> <tr> <td>OP</td> <td>1</td> <td>0</td> <td>0</td> <td>112</td> <td>PIERS AND FOOTINGS</td> </tr> <tr> <td>OP</td> <td>1</td> <td>12</td> <td>19</td> <td>228</td> <td>PIERS AND FOOTINGS</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	0	0	2,316	-	OP	1	0	0	112	PIERS AND FOOTINGS	OP	1	12	19	228	PIERS AND FOOTINGS
Segment	Story	Width	Length	Area	Foundation																								
BAS	1	0	0	2,316	-																								
OP	1	0	0	112	PIERS AND FOOTINGS																								
OP	1	12	19	228	PIERS AND FOOTINGS																								
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC																								
2.5 BATHS	2 BEDROOMS	-		1	C&AC&EXCH, ELECTRIC																								

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
GARAGE	2021	1,048	1,048	-	ATTACHED												
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Segment	Story	Width	Length	Area	Foundation												
BAS	1	0	0	1,048	-												

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
03/2019	\$50,000	231019

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	\$120,800	\$409,100	\$529,900	\$0	\$0	-
	Total	\$120,800	\$409,100	\$529,900	\$0	\$0	5,374.00
2024 Payable 2025	204	\$118,700	\$298,800	\$417,500	\$0	\$0	-
	Total	\$118,700	\$298,800	\$417,500	\$0	\$0	4,175.00
2023 Payable 2024	204	\$107,900	\$298,800	\$406,700	\$0	\$0	-
	Total	\$107,900	\$298,800	\$406,700	\$0	\$0	4,067.00
2022 Payable 2023	204	\$103,000	\$252,400	\$355,400	\$0	\$0	-
	Total	\$103,000	\$252,400	\$355,400	\$0	\$0	3,554.00



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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
2025	\$4,073.00	\$29.00	\$4,102.00	\$118,700	\$298,800	\$417,500
2024	\$4,051.00	\$25.00	\$4,076.00	\$107,900	\$298,800	\$406,700
2023	\$3,837.00	\$25.00	\$3,862.00	\$103,000	\$252,400	\$355,400

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