



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 9:47:49 AM

General Details							
Parcel ID:	280-0012-00506						
Document:	Abstract - 01231612						
Document Date:	01/14/2014						
Legal Description Details							
Plat Name:	CANOSIA						
	Section	Township	Range	Lot	Block		
	12	51	15	-	-		
Description:	E1/2 OF NE1/4 OF SW1/4 OF NW1/4						
Taxpayer Details							
Taxpayer Name	DERAAS STEVEN & SHERRY						
and Address:	4855 MCCOMBER RD DULUTH MN 55803						
Owner Details							
Owner Name	DERAAS SHERRY						
Owner Name	DERAAS STEVEN						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$2,250.00
	2026 - Special Assessments						\$34.00
	2026 - Total Tax & Special Assessments						\$2,284.00
Current Tax Due (as of 4/4/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$1,142.00	2026 - 2nd Half Tax	\$1,142.00	2026 - 1st Half Tax Due	\$1,142.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,142.00	
	2026 - 1st Half Due	\$1,142.00	2026 - 2nd Half Due	\$1,142.00	2026 - Total Due	\$2,284.00	
Parcel Details							
Property Address:	4855 MCCOMBER RD, DULUTH MN						
School District:	700						
Tax Increment District:	-						
Property/Homesteader:	DERAAS, STEVEN O & SHERRY L						
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
201	1 - Owner Homestead (100.00% total)	\$120,200	\$134,100	\$254,300	\$0	\$0	-
	Total:	\$120,200	\$134,100	\$254,300	\$0	\$0	2306



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Land Details

Deeded Acres:	5.00
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 DBWD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MANUFACTURED HOME	2001	1,232	1,232	-	DBL - DBL WIDE

Segment	Story	Width	Length	Area	Foundation
BAS	1	28	44	1,232	-
DK	1	10	10	100	POST ON GROUND
DK	1	12	16	192	POST ON GROUND

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
2.0 BATHS	3 BEDROOMS	-	-	CENTRAL, GAS

Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2014	900	900	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	30	30	900	-

Improvement 3 Details (10X12 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND

Improvement 4 Details (7X6 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	48	48	-	-

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
11/2000	\$21,900	137556



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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	201	\$118,800	\$134,100	\$252,900	\$0	\$0	-
	Total	\$118,800	\$134,100	\$252,900	\$0	\$0	2,291.00
2024 Payable 2025	201	\$116,700	\$129,700	\$246,400	\$0	\$0	-
	Total	\$116,700	\$129,700	\$246,400	\$0	\$0	2,220.00
2023 Payable 2024	201	\$106,100	\$129,700	\$235,800	\$0	\$0	-
	Total	\$106,100	\$129,700	\$235,800	\$0	\$0	2,198.00
2022 Payable 2023	201	\$101,200	\$110,800	\$212,000	\$0	\$0	-
	Total	\$101,200	\$110,800	\$212,000	\$0	\$0	1,938.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$2,191.00	\$29.00	\$2,220.00	\$105,156	\$116,870	\$222,026	
2024	\$2,205.00	\$25.00	\$2,230.00	\$98,893	\$120,889	\$219,782	
2023	\$2,113.00	\$25.00	\$2,138.00	\$92,531	\$101,309	\$193,840	

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