



Date of Report: 9/21/2025 4:57:26 AM

General Details							
Parcel ID:		280-0012-00540					
Document:		Abstract - 01456024					
Document Date:		11/02/2022					
Legal Description Details							
Plat Name:		CANOSIA					
Section		Township		Range		Lot	
12		51		15		-	
Description:		E 445 FT OF W 890 FT OF SE1/4 OF NW1/4					
Taxpayer Details							
Taxpayer Name		STAFFORD STEPHEN & DAWN					
and Address:		4817 MCCOMBER RD					
		DULUTH MN 55803					
Owner Details							
Owner Name		STAFFORD DAWN					
Owner Name		STAFFORD STEPHEN					
Payable 2025 Tax Summary							
		2025 - Net Tax				\$2,889.00	
		2025 - Special Assessments				\$29.00	
		<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$2,918.00</b>	
Current Tax Due (as of 9/20/2025)							
Due May 15		Due October 15				Total Due	
2025 - 1st Half Tax		\$1,459.00		2025 - 2nd Half Tax		\$1,459.00	
2025 - 1st Half Tax Due				2025 - 1st Half Tax Due		\$0.00	
2025 - 1st Half Tax Paid		\$1,459.00		2025 - 2nd Half Tax Paid		\$1,459.00	
2025 - 2nd Half Tax Due				2025 - 2nd Half Tax Due		\$0.00	
<b>2025 - 1st Half Due</b>		<b>\$0.00</b>		<b>2025 - 2nd Half Due</b>		<b>\$0.00</b>	
<b>2025 - Total Due</b>				<b>2025 - Total Due</b>		<b>\$0.00</b>	
Parcel Details							
Property Address:		4817 MCCOMBER RD, DULUTH MN					
School District:		700					
Tax Increment District:		-					
Property/Homesteader:		STAFFORD, DAWN L & STEPHEN W					
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)	\$119,200	\$202,100	\$321,300	\$0	\$0	-
Total:		\$119,200	\$202,100	\$321,300	\$0	\$0	3037



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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## Land Details

**Deeded Acres:** 13.51  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**Water Code & Desc:** W - DRILLED WELL  
**Gas Code & Desc:** -  
**Sewer Code & Desc:** M - MOUND  
**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/frnPlatStatPopUp.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.
MANUFACTURED HOME	2003	2,356	2,356	-	DBL - DBL WIDE

Segment	Story	Width	Length	Area	Foundation
BAS	1	31	76	2,356	-
DK	1	10	10	100	POST ON GROUND
DK	1	16	17	272	POST ON GROUND

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
2.5 BATHS	4 BEDROOMS	-	-	C&AIR_COND, GAS

## Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2009	720	720	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	24	30	720	-

## Improvement 3 Details (FAB CPT)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
CAR PORT	0	100	100	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	10	10	100	POST ON GROUND

## Improvement 4 Details (FAB HOOP)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	288	288	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	12	24	288	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2022	\$320,000	252054
02/2016	\$190,000	214915
01/2001	\$23,900	138480
12/1999	\$59,900 (This is part of a multi parcel sale.)	132057



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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	\$117,100	\$195,600	\$312,700	\$0	\$0	-
	Total	\$117,100	\$195,600	\$312,700	\$0	\$0	2,943.00
2023 Payable 2024	201	\$106,500	\$239,400	\$345,900	\$0	\$0	-
	Total	\$106,500	\$239,400	\$345,900	\$0	\$0	3,398.00
2022 Payable 2023	201	\$101,600	\$197,100	\$298,700	\$0	\$0	-
	Total	\$101,600	\$197,100	\$298,700	\$0	\$0	2,883.00
2021 Payable 2022	201	\$55,900	\$145,800	\$201,700	\$0	\$0	-
	Total	\$55,900	\$145,800	\$201,700	\$0	\$0	1,826.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,391.00	\$25.00	\$3,416.00	\$104,619	\$235,172	\$339,791	
2023	\$3,123.00	\$25.00	\$3,148.00	\$98,077	\$190,266	\$288,343	
2022	\$2,229.00	\$25.00	\$2,254.00	\$50,610	\$132,003	\$182,613	

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