



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 10:02:30 AM

General Details							
Parcel ID:		280-0012-00550					
Legal Description Details							
Plat Name:		CANOSIA					
Section	Township	Range	Lot	Block			
12	51	15	-	-			
Description:		NE 1/4 OF SW 1/4					
Taxpayer Details							
Taxpayer Name and Address:		SIMENSEN DOUGLAS G 4816 MCCOMBER RD DULUTH MN 55803					
Owner Details							
Owner Name		SIMENSEN DOUGLAS G ETAL					
Payable 2026 Tax Summary							
		2026 - Net Tax			\$3,112.00		
		2026 - Special Assessments			\$34.00		
		2026 - Total Tax & Special Assessments			\$3,146.00		
Current Tax Due (as of 4/4/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$1,573.00	2026 - 2nd Half Tax	\$1,573.00	2026 - 1st Half Tax Due	\$1,573.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,573.00		
2026 - 1st Half Due	\$1,573.00	2026 - 2nd Half Due	\$1,573.00	2026 - Total Due	\$3,146.00		
Parcel Details							
Property Address:		4816 MCCOMBER RD, DULUTH MN					
School District:		700					
Tax Increment District:		-					
Property/Homesteader:		SIMENSEN, DOUGLAS G & PEGGY 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)	\$144,000	\$175,700	\$319,700	\$0	\$0	-
111	0 - Non Homestead	\$22,200	\$0	\$22,200	\$0	\$0	-
Total:		\$166,200	\$175,700	\$341,900	\$0	\$0	3241



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Land Details

Deeded Acres:	40.00
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	1979	1,092	1,092	U Quality / 0 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	42	1,092	BASEMENT WITH EXTERIOR ENTRANCE
DK	1	4	5	20	POST ON GROUND
DK	1	8	10	80	PIERS AND FOOTINGS
DK	1	12	10	120	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.0 BATH	3 BEDROOMS	-		0	CENTRAL, FUEL OIL

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1980	576	576	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FLOATING SLAB

Improvement 3 Details (POLE BLDNG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	1988	1,620	1,620	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	36	45	1,620	POST ON GROUND
OPX	1	6	45	270	POST ON GROUND

Improvement 4 Details (7X7 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	49	49	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	7	7	49	POST ON GROUND

Sales Reported to the St. Louis County Auditor

No Sales information reported.



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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	\$142,300	\$175,700	\$318,000	\$0	\$0	-
	111	\$21,900	\$0	\$21,900	\$0	\$0	-
	Total	\$164,200	\$175,700	\$339,900	\$0	\$0	3,220.00
2024 Payable 2025	201	\$139,800	\$170,100	\$309,900	\$0	\$0	-
	111	\$21,500	\$0	\$21,500	\$0	\$0	-
	Total	\$161,300	\$170,100	\$331,400	\$0	\$0	3,127.00
2023 Payable 2024	201	\$127,000	\$170,100	\$297,100	\$0	\$0	-
	111	\$19,400	\$0	\$19,400	\$0	\$0	-
	Total	\$146,400	\$170,100	\$316,500	\$0	\$0	3,060.00
2022 Payable 2023	201	\$121,100	\$145,200	\$266,300	\$0	\$0	-
	111	\$18,400	\$0	\$18,400	\$0	\$0	-
	Total	\$139,500	\$145,200	\$284,700	\$0	\$0	2,714.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$3,029.00	\$29.00	\$3,058.00	\$152,883	\$159,858	\$312,741	
2024	\$3,019.00	\$25.00	\$3,044.00	\$141,911	\$164,088	\$305,999	
2023	\$2,903.00	\$25.00	\$2,928.00	\$133,464	\$137,963	\$271,427	

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