



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 10:05:21 AM

General Details							
Parcel ID:	280-0012-00590						
Document:	Torrens - 298332+						
Document Date:	10/24/2003						
Legal Description Details							
Plat Name:	CANOSIA						
	Section	Township	Range	Lot	Block		
	12	51	15	-	-		
Description:	NE1/4 OF SE1/4 EX E1/2 & E1/2 OF E1/2 OF E1/2 OF NW1/4 OF SE1/4						
Taxpayer Details							
Taxpayer Name	BOOTH RODNEY H JR & SOLEM LAURA						
and Address:	4734 MCCOMBER ROAD DULUTH MN 55803						
Owner Details							
Owner Name	BOOTH RODNEY H JR ETUX						
Owner Name	SOLEM LAURA E						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$5,510.00
	2026 - Special Assessments						\$34.00
	2026 - Total Tax & Special Assessments						\$5,544.00
Current Tax Due (as of 4/4/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$2,772.00	2026 - 2nd Half Tax	\$2,772.00	2026 - 1st Half Tax Due	\$2,772.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$2,772.00	
	2026 - 1st Half Due	\$2,772.00	2026 - 2nd Half Due	\$2,772.00	2026 - Total Due	\$5,544.00	
Parcel Details							
Property Address:	4734 MCCOMBER RD, DULUTH MN						
School District:	700						
Tax Increment District:	-						
Property/Homesteader:	BOOTH, RODNEY H & SOLEM, LAURA E						
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)	\$135,900	\$400,500	\$536,400	\$0	\$0	-
111	0 - Non Homestead	\$28,800	\$0	\$28,800	\$0	\$0	-
	Total:	\$164,700	\$400,500	\$565,200	\$0	\$0	5743



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Land Details

Deeded Acres:	25.00
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	1993	1,728	1,728	GD Quality / 1296 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	36	48	1,728	WALKOUT BASEMENT
CN	1	0	0	120	FOUNDATION
CW	1	4	16	64	BASEMENT
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.75 BATHS	3 BEDROOMS	-		0	C&AC&EXCH, GAS

Improvement 2 Details (ATTACHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1992	1,040	1,040	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	40	1,040	FOUNDATION

Improvement 3 Details (7X8 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1997	48	48	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	8	48	POST ON GROUND

Improvement 4 Details (9X28 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2006	400	400	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	19	190	POST ON GROUND
BAS	1	10	21	210	POST ON GROUND

Improvement 5 Details (8X14 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2010	128	128	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	16	128	FLOATING SLAB



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Improvement 6 Details (8X20 ST)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	2010	192	192	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	8	24	192	POST ON GROUND		
Improvement 7 Details (SLAB PATIO)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
	0	522	522	-	PLN - PLAIN SLAB		
Segment	Story	Width	Length	Area	Foundation		
BAS	0	18	29	522	-		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
10/2003		\$335,000			156360		
09/1998		\$197,500			123890		
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	\$134,400	\$400,500	\$534,900	\$0	\$0	-
	111	\$28,500	\$0	\$28,500	\$0	\$0	-
	Total	\$162,900	\$400,500	\$563,400	\$0	\$0	5,721.00
2024 Payable 2025	201	\$132,000	\$387,700	\$519,700	\$0	\$0	-
	111	\$27,900	\$0	\$27,900	\$0	\$0	-
	Total	\$159,900	\$387,700	\$547,600	\$0	\$0	5,525.00
2023 Payable 2024	201	\$120,000	\$387,700	\$507,700	\$0	\$0	-
	111	\$25,200	\$0	\$25,200	\$0	\$0	-
	Total	\$145,200	\$387,700	\$532,900	\$0	\$0	5,348.00
2022 Payable 2023	201	\$114,400	\$331,100	\$445,500	\$0	\$0	-
	111	\$24,000	\$0	\$24,000	\$0	\$0	-
	Total	\$138,400	\$331,100	\$469,500	\$0	\$0	4,695.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$5,331.00	\$29.00	\$5,360.00	\$159,900	\$387,700	\$547,600	
2024	\$5,273.00	\$25.00	\$5,298.00	\$145,200	\$387,700	\$532,900	
2023	\$5,013.00	\$25.00	\$5,038.00	\$138,400	\$331,100	\$469,500	



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