



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/5/2026 1:42:11 PM

General Details							
Parcel ID:	280-0012-00602						
Document:	Torrens - 1091436.0						
Document Date:	06/19/2025						
Legal Description Details							
Plat Name:	CANOSIA						
	Section	Township	Range	Lot	Block		
	12	51	15	-	-		
Description:	E1/2 OF NW1/4 OF SE1/4 EX E1/2 OF E1/2						
Taxpayer Details							
Taxpayer Name	HOHL TOM & BARB						
and Address:	4772 MCCOMBER RD DULUTH MN 55803						
Owner Details							
Owner Name	HOHL BARBARA RVCBL TRUST						
Owner Name	HOHL THOMAS RVCBL TRUST						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$5,608.00			
	2026 - Special Assessments			\$34.00			
	2026 - Total Tax & Special Assessments			\$5,642.00			
Current Tax Due (as of 4/4/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$2,821.00	2026 - 2nd Half Tax	\$2,821.00	2026 - 1st Half Tax Due	\$2,821.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$2,821.00	
	2026 - 1st Half Due	\$2,821.00	2026 - 2nd Half Due	\$2,821.00	2026 - Total Due	\$5,642.00	
Parcel Details							
Property Address:	4772 MCCOMBER RD, DULUTH MN						
School District:	700						
Tax Increment District:	-						
Property/Homesteader:	HOHL, BARBARA A & THOMAS A						
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)	\$139,500	\$424,500	\$564,000	\$0	\$0	-
	Total:	\$139,500	\$424,500	\$564,000	\$0	\$0	5800



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Land Details

Deeded Acres:	15.00
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	1994	1,120	2,240	AVG Quality / 1000 Ft ²	2S - 2 STORY				
		Segment		Story					
		Width	Length	Area	Foundation				
		BAS	2	28	40	1,120	WALKOUT BASEMENT		
		CW	1	16	12	192	PIERS AND FOOTINGS		
		DK	1	0	0	327	PIERS AND FOOTINGS		
		DK	1	12	12	144	PIERS AND FOOTINGS		
		OP	1	6	52	312	PIERS AND FOOTINGS		
Bath Count		Bedroom Count		Room Count		Fireplace Count		HVAC	
2.75 BATHS		-		-		0		C&AIR_EXCH, GAS	

Improvement 2 Details (24X24 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
GARAGE	1994	576	576	-	DETACHED		
		Segment		Story			
		Width	Length	Area	Foundation		
		BAS	1	24	24	576	-

Improvement 3 Details (24X24 DG+H)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
GARAGE	1994	576	576	-	DETACHED		
		Segment		Story			
		Width	Length	Area	Foundation		
		BAS	1	24	24	576	-

Improvement 4 Details (POLE BLDG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
POLE BUILDING	2009	1,200	1,200	-	-		
		Segment		Story			
		Width	Length	Area	Foundation		
		BAS	1	30	40	1,200	FLOATING SLAB

Improvement 5 Details (WOOD SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	216	216	-	-		
		Segment		Story			
		Width	Length	Area	Foundation		
		BAS	1	12	18	216	POST ON GROUND



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Improvement 6 Details (SAUNA)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	80	80	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	8	10	80	FLOATING SLAB		
Sales Reported to the St. Louis County Auditor							
No Sales information reported.							
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	\$137,800	\$424,500	\$562,300	\$0	\$0	-
	Total	\$137,800	\$424,500	\$562,300	\$0	\$0	5,779.00
2024 Payable 2025	201	\$135,300	\$411,400	\$546,700	\$0	\$0	-
	Total	\$135,300	\$411,400	\$546,700	\$0	\$0	5,584.00
2023 Payable 2024	201	\$123,000	\$411,400	\$534,400	\$0	\$0	-
	Total	\$123,000	\$411,400	\$534,400	\$0	\$0	5,430.00
2022 Payable 2023	201	\$117,300	\$351,100	\$468,400	\$0	\$0	-
	Total	\$117,300	\$351,100	\$468,400	\$0	\$0	4,684.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$5,435.00	\$29.00	\$5,464.00	\$135,300	\$411,400	\$546,700	
2024	\$5,399.00	\$25.00	\$5,424.00	\$123,000	\$411,400	\$534,400	
2023	\$5,055.00	\$25.00	\$5,080.00	\$117,300	\$351,100	\$468,400	

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