



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/21/2025 6:54:31 AM

General Details							
Parcel ID:		280-0030-00490					
Document:		Abstract - 722841					
Document Date:		05/29/1998					

Legal Description Details				
Plat Name:		CANOSIA		
Section	Township	Range	Lot	Block
32	51	15	-	-
Description:		S 100 FT OF N 496 FT OF W 198 FT OF NW 1/4 OF NW 1/4		

Taxpayer Details			
Taxpayer Name		MODEAN ROCHELLE M	
and Address:		4884 MIDWAY RD	
		DULUTH MN 55811	

Owner Details	
Owner Name	MODEAN ROCHELLE M

Payable 2025 Tax Summary	
2025 - Net Tax	\$1,166.06
2025 - Special Assessments	\$1,121.94
2025 - Total Tax & Special Assessments	\$2,288.00

Current Tax Due (as of 9/20/2025)					
Due May 15		Due October 15		Total Due	
2025 - 1st Half Tax	\$1,144.00	2025 - 2nd Half Tax	\$1,144.00	2025 - 1st Half Tax Due	\$0.00
2025 - 1st Half Tax Paid	\$1,144.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,144.00
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,144.00	2025 - Total Due	\$1,144.00

Parcel Details	
Property Address:	4884 MIDWAY RD, DULUTH MN
School District:	704
Tax Increment District:	-
Property/Homesteader:	MODEAN, ROCHELLE M

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)	\$38,100	\$115,700	\$153,800	\$0	\$0	-
Total:		\$38,100	\$115,700	\$153,800	\$0	\$0	1211



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Land Details

Deeded Acres: 0.45
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: W - DRILLED WELL
Gas Code & Desc: -
Sewer Code & Desc: P - PUBLIC
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.

Improvement 1 Details (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1968	960	960	U Quality / 0 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	40	960	BASEMENT
DK	1	5	5	25	POST ON GROUND
DK	1	12	18	216	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	3 BEDROOMS	-	0	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	1968	572	572	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	26	572	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/1998	\$50,000	122350
03/1994	\$52,000	96723

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	\$37,500	\$112,100	\$149,600	\$0	\$0	-
	Total	\$37,500	\$112,100	\$149,600	\$0	\$0	1,165.00
2023 Payable 2024	201	\$34,700	\$112,100	\$146,800	\$0	\$0	-
	Total	\$34,700	\$112,100	\$146,800	\$0	\$0	1,228.00
2022 Payable 2023	201	\$33,500	\$95,700	\$129,200	\$0	\$0	-
	Total	\$33,500	\$95,700	\$129,200	\$0	\$0	1,036.00
2021 Payable 2022	201	\$30,300	\$84,600	\$114,900	\$0	\$0	-
	Total	\$30,300	\$84,600	\$114,900	\$0	\$0	880.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,289.44	\$1,044.56	\$2,334.00	\$29,020	\$93,752	\$122,772
2023	\$1,147.21	\$840.79	\$1,988.00	\$26,859	\$76,729	\$103,588
2022	\$1,101.77	\$908.23	\$2,010.00	\$23,207	\$64,794	\$88,001

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