



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 9:16:25 AM

General Details							
Parcel ID:	415-0010-00733						
Document:	Abstract - 01477043						
Document Date:	09/29/2023						
Legal Description Details							
Plat Name:	LAKEWOOD						
Section	Township	Range	Lot	Block			
3	51	13	-	-			
Description:	SE 1/4 OF SW 1/4 OF SW 1/4 EX WLY 380 FT						
Taxpayer Details							
Taxpayer Name	KAUFFMAN MANDY & WEBBER ZANE						
and Address:	2855 LAKEWOOD JUNCTION RD DULUTH MN 55804						
Owner Details							
Owner Name	KAUFFMAN MANDY						
Owner Name	WEBBER ZANE						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,355.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$2,384.00			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,192.00	2025 - 2nd Half Tax	\$1,192.00	2025 - 1st Half Tax Due	\$1,192.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,192.00		
2025 - 1st Half Due	\$1,192.00	2025 - 2nd Half Due	\$1,192.00	2025 - Total Due	\$2,384.00		
Parcel Details							
Property Address:	2855 LAKEWOOD JUNCTION RD, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	KAUFFMAN,MANDY E & WEBBER,ZANE D						
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)	\$80,900	\$151,900	\$232,800	\$0	\$0	-
Total:		\$80,900	\$151,900	\$232,800	\$0	\$0	2072



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Land Details

Deeded Acres: 4.23
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/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	1961	1,100	1,100	ECO Quality / 825 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	55	1,100	BASEMENT
DK	1	12	18	216	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	-		0	CENTRAL, FUEL OIL

Improvement 2 Details (DETACHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1961	528	528	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	24	528	FLOATING SLAB

Improvement 3 Details (POLE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
POLE BUILDING	1981	1,860	1,860	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	62	1,860	FLOATING SLAB

Improvement 4 Details (STORAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1965	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2023	\$277,000	256401



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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	\$80,900	\$149,400	\$230,300	\$0	\$0	-
	Total	\$80,900	\$149,400	\$230,300	\$0	\$0	2,045.00
2023 Payable 2024	201	\$80,900	\$141,000	\$221,900	\$0	\$0	-
	Total	\$80,900	\$141,000	\$221,900	\$0	\$0	2,046.00
2022 Payable 2023	201	\$77,300	\$141,000	\$218,300	\$0	\$0	-
	Total	\$77,300	\$141,000	\$218,300	\$0	\$0	2,007.00
2021 Payable 2022	201	\$61,300	\$117,000	\$178,300	\$0	\$0	-
	Total	\$61,300	\$117,000	\$178,300	\$0	\$0	1,571.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,311.00	\$25.00	\$2,336.00	\$74,604	\$130,027	\$204,631	
2023	\$2,407.00	\$25.00	\$2,432.00	\$71,070	\$129,637	\$200,707	
2022	\$2,113.00	\$25.00	\$2,138.00	\$54,014	\$103,093	\$157,107	

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