



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/8/2025 8:20:27 PM

| General Details                                   |  |                            |                   |                         |                   |                 |                     |
|---|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID:  | 415-0010-02705                         |                            |                   |                         |                   |                 |                     |
| Document:   | Abstract - 01469843                    |                            |                   |                         |                   |                 |                     |
| Document Date:                                    | 06/30/2023                             |                            |                   |                         |                   |                 |                     |
| Legal Description Details                         |  |                            |                   |                         |                   |                 |                     |
| Plat Name:  | LAKEWOOD                               |                            |                   |                         |                   |                 |                     |
| Section   | Township                               | Range                      | Lot               | Block                   |                   |                 |                     |
| 9   | 51                                     | 13                         | -                 | -                       |                   |                 |                     |
| Description:                                      | E1/2 OF E1/2 OF SE1/4 OF SW1/4         |                            |                   |                         |                   |                 |                     |
| Taxpayer Details                                  |  |                            |                   |                         |                   |                 |                     |
| Taxpayer Name                                     | JULIAN RANDY & MELISSA                 |                            |                   |                         |                   |                 |                     |
| and Address:                                      | 3008 LAVIS RD                          |                            |                   |                         |                   |                 |                     |
|   | DULUTH MN 55804                        |                            |                   |                         |                   |                 |                     |
| Owner Details                                     |  |                            |                   |                         |                   |                 |                     |
| Owner Name  | JULIAN MELISSA                         |                            |                   |                         |                   |                 |                     |
| Owner Name  | JULIAN RANDY                           |                            |                   |                         |                   |                 |                     |
| Payable 2025 Tax Summary                          |  |                            |                   |                         |                   |                 |                     |
| 2025 - Net Tax                                    |  |                            | \$6,919.00        |                         |                   |                 |                     |
| 2025 - Special Assessments                        |  |                            | \$29.00           |                         |                   |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                            | <b>\$6,948.00</b> |                         |                   |                 |                     |
| Current Tax Due (as of 5/7/2025)                  |  |                            |                   |                         |                   |                 |                     |
| Due May 15  |  | Due October 15             |                   |                         | Total Due         |                 |                     |
| 2025 - 1st Half Tax                               | \$3,474.00                             | 2025 - 2nd Half Tax        | \$3,474.00        | 2025 - 1st Half Tax Due | \$3,474.00        |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$0.00                                 | 2025 - 2nd Half Tax Paid   | \$0.00            | 2025 - 2nd Half Tax Due | \$3,474.00        |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$3,474.00</b>                      | <b>2025 - 2nd Half Due</b> | <b>\$3,474.00</b> | <b>2025 - Total Due</b> | <b>\$6,948.00</b> |                 |                     |
| Parcel Details                                    |  |                            |                   |                         |                   |                 |                     |
| Property Address:                                 | 3008 LAVIS RD, DULUTH MN               |                            |                   |                         |                   |                 |                     |
| School District:                                  | 709                                    |                            |                   |                         |                   |                 |                     |
| Tax Increment District:                           | -                                      |                            |                   |                         |                   |                 |                     |
| Property/Homesteader:                             | JULIAN, MELISSA G & RANDY L            |                            |                   |                         |                   |                 |                     |
| Assessment Details (2025 Payable 2026)            |  |                            |                   |                         |                   |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status                    | Land<br>EMV                | Bldg<br>EMV       | Total<br>EMV            | Def Land<br>EMV   | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 201   | 1 - Owner Homestead<br>(100.00% total) | \$101,800                  | \$494,500         | \$596,300               | \$0               | \$0             | -                   |
| Total:  |  | \$101,800                  | \$494,500         | \$596,300               | \$0               | \$0             | 6204                |



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## Land Details

**Deeded Acres:** 10.00  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**Water Code & Desc:** W - DRILLED WELL  
**Gas Code & Desc:** -  
**Sewer Code & Desc:** M - MOUND  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

| Improvement Type  | Year Built           | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish        | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|------------------------|--------------------|
| HOUSE             | 2019                 | 2,850                      | 3,522                      | -                      | 2S - 2 STORY       |
| Segment           | Story                | Width                      | Length                     | Area                   | Foundation         |
| BAS               | 1                    | 16                         | 18                         | 288                    | -                  |
| BAS               | 2                    | 14                         | 15                         | 210                    | -                  |
| BAS               | 2                    | 26                         | 42                         | 1,092                  | -                  |
| OP                | 1                    | 13                         | 15                         | 195                    | -                  |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          |                            | <b>Fireplace Count</b> | <b>HVAC</b>        |
| 2.5 BATHS         | 5 BEDROOMS           | -                          |                            | 0                      | C&AC&EXCH, PROPANE |

## Improvement 2 Details (ATTACHED)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 2019       | 1,260                      | 1,260                      | -               | ATTACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 30                         | 42                         | 1,260           | -                  |

## Improvement 3 Details (SLAB)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
|                  | 2020       | 225                        | 225                        | -               | PLN - PLAIN SLAB   |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 15                         | 15                         | 225             | -                  |

## Improvement 4 Details (SLAB)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
|                  | 2020       | 224                        | 224                        | -               | PLN - PLAIN SLAB   |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 14                         | 16                         | 224             | -                  |

## Improvement 5 Details (FRNT PATIO)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
|                  | 2022       | 144                        | 144                        | -               | PLN - PLAIN SLAB   |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 12                         | 12                         | 144             | -                  |



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| Improvement 6 Details (ENTRY SHED)             |                        |                            |                                 |                 |                     |                  |                  |
|--|------------------------|----------------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Improvement Type                               | Year Built             | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup>      | Basement Finish | Style Code & Desc.  |                  |                  |
| STORAGE BUILDING                               | 2022                   | 80                         | 80                              | -               | -                   |                  |                  |
| Segment  | Story                  | Width                      | Length                          | Area            | Foundation          |                  |                  |
| BAS  | 1                      | 8                          | 10                              | 80              | FLOATING SLAB       |                  |                  |
| OPX  | 1                      | 3                          | 10                              | 30              | CANTILEVER          |                  |                  |
| Sales Reported to the St. Louis County Auditor |                        |                            |                                 |                 |                     |                  |                  |
| Sale Date                                      |                        | Purchase Price             |                                 |                 | CRV Number          |                  |                  |
| 06/2023  |                        | \$700,000                  |                                 |                 | 254607              |                  |                  |
| Assessment History                             |                        |                            |                                 |                 |                     |                  |                  |
| Year   | Class Code<br>(Legend) | Land EMV                   | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025                              | 201                    | \$101,800                  | \$486,800                       | \$588,600       | \$0                 | \$0              | -                |
|  | Total                  | \$101,800                  | \$486,800                       | \$588,600       | \$0                 | \$0              | 6,108.00         |
| 2023 Payable 2024                              | 201                    | \$101,800                  | \$459,000                       | \$560,800       | \$0                 | \$0              | -                |
|  | Total                  | \$101,800                  | \$459,000                       | \$560,800       | \$0                 | \$0              | 5,760.00         |
| 2022 Payable 2023                              | 201                    | \$97,100                   | \$459,000                       | \$556,100       | \$0                 | \$0              | -                |
|  | Total                  | \$97,100                   | \$459,000                       | \$556,100       | \$0                 | \$0              | 5,701.00         |
| 2021 Payable 2022                              | 201                    | \$58,700                   | \$395,200                       | \$453,900       | \$0                 | \$0              | -                |
|  | Total                  | \$58,700                   | \$395,200                       | \$453,900       | \$0                 | \$0              | 4,539.00         |
| Tax Detail History                             |                        |                            |                                 |                 |                     |                  |                  |
| Tax Year                                       | Tax                    | Special Assessments        | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024   | \$6,427.00             | \$25.00                    | \$6,452.00                      | \$101,800       | \$459,000           | \$560,800        |                  |
| 2023   | \$6,759.00             | \$25.00                    | \$6,784.00                      | \$97,100        | \$459,000           | \$556,100        |                  |
| 2022   | \$6,017.00             | \$25.00                    | \$6,042.00                      | \$58,700        | \$395,200           | \$453,900        |                  |

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