



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/9/2025 6:59:30 AM

General Details							
Parcel ID:	415-0010-03062						
Document:	Abstract - 831255						
Document Date:	10/15/2001						
Legal Description Details							
Plat Name:	LAKEWOOD						
Section	Township	Range	Lot	Block			
10	51	13	-	-			
Description:	SLY 495 FT OF NE1/4 OF SW1/4						
Taxpayer Details							
Taxpayer Name	MELANDER JAMES R						
and Address:	5555 WAHL ROAD DULUTH MN 55804						
Owner Details							
Owner Name	MELANDER JAMES R						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,229.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$3,258.00				
Current Tax Due (as of 5/8/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,629.00	2025 - 2nd Half Tax	\$1,629.00	2025 - 1st Half Tax Due	\$1,629.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,629.00		
2025 - 1st Half Due	\$1,629.00	2025 - 2nd Half Due	\$1,629.00	2025 - Total Due	\$3,258.00		
Parcel Details							
Property Address:	5555 WAHL RD, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	MELANDER, JAMES R						
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)	\$105,000	\$199,500	\$304,500	\$0	\$0	-
Total:		\$105,000	\$199,500	\$304,500	\$0	\$0	2854



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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: 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/frmPlatStatPopUp.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	1991	1,344	1,344	-	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	15	420	-
BAS	1	28	18	504	-
DK	1	10	12	120	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	2 BEDROOMS	-	1	CENTRAL, PROPANE	

Improvement 2 Details (DETACHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1992	864	1,296	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1.5	24	36	864	FLOATING SLAB
LT	1	9	24	216	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2001	\$23,100	142532

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	\$105,000	\$196,500	\$301,500	\$0	\$0	-
	Total	\$105,000	\$196,500	\$301,500	\$0	\$0	2,821.00
2023 Payable 2024	201	\$105,000	\$194,800	\$299,800	\$0	\$0	-
	Total	\$105,000	\$194,800	\$299,800	\$0	\$0	2,895.00
2022 Payable 2023	201	\$100,200	\$194,800	\$295,000	\$0	\$0	-
	Total	\$100,200	\$194,800	\$295,000	\$0	\$0	2,843.00
2021 Payable 2022	201	\$59,700	\$176,900	\$236,600	\$0	\$0	-
	Total	\$59,700	\$176,900	\$236,600	\$0	\$0	2,207.00



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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	\$3,251.00	\$25.00	\$3,276.00	\$101,407	\$188,135	\$289,542
2023	\$3,393.00	\$25.00	\$3,418.00	\$96,569	\$187,741	\$284,310
2022	\$2,949.00	\$25.00	\$2,974.00	\$55,676	\$164,978	\$220,654

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