



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/17/2025 5:32:13 AM

General Details							
Parcel ID:	415-0010-03160						
Document:	Torrens - 1080402.0						
Document Date:	05/31/2024						
Legal Description Details							
Plat Name:	LAKEWOOD						
Section	Township	Range	Lot	Block			
10	51	13	-	-			
Description:	S1/2 OF SW1/4 OF SW1/4						
Taxpayer Details							
Taxpayer Name	HALE DOUGLAS & JOANNE						
and Address:	5522 LESTER RIVER RD DULUTH MN 55804						
Owner Details							
Owner Name	HALE DOUGLAS						
Owner Name	HALE JOANNE						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,873.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$2,902.00			
Current Tax Due (as of 12/16/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,451.00	2025 - 2nd Half Tax	\$1,451.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,451.00	2025 - 2nd Half Tax Paid	\$1,451.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	5522 LESTER RIVER RD, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	HALE, DOUGLAS S & JOANNE 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)	\$89,100	\$217,800	\$306,900	\$0	\$0	-
111	0 - Non Homestead	\$3,700	\$0	\$3,700	\$0	\$0	-
Total:		\$92,800	\$217,800	\$310,600	\$0	\$0	2917



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Land Details

Deeded Acres: 20.00
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 (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1979	950	950	GD Quality / 562 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	14	CANTILEVER
BAS	1	26	36	936	WALKOUT BASEMENT
DK	1	0	0	214	POST ON GROUND
OP	1	9	17	153	POST ON GROUND
SP	1	8	12	96	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	-		0	C&AIR_COND, PROPANE

Improvement 2 Details (DEATCHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1979	576	576	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FLOATING SLAB

Improvement 3 Details (STORAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2008	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
05/2024	\$445,000	258962



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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	\$89,100	\$180,800	\$269,900	\$0	\$0	-
	111	\$3,700	\$0	\$3,700	\$0	\$0	-
	Total	\$92,800	\$180,800	\$273,600	\$0	\$0	2,513.00
2023 Payable 2024	201	\$89,100	\$179,400	\$268,500	\$0	\$0	-
	111	\$3,700	\$0	\$3,700	\$0	\$0	-
	Total	\$92,800	\$179,400	\$272,200	\$0	\$0	2,591.00
2022 Payable 2023	201	\$85,100	\$179,400	\$264,500	\$0	\$0	-
	111	\$3,500	\$0	\$3,500	\$0	\$0	-
	Total	\$88,600	\$179,400	\$268,000	\$0	\$0	2,546.00
2021 Payable 2022	201	\$52,300	\$160,800	\$213,100	\$0	\$0	-
	111	\$13,400	\$0	\$13,400	\$0	\$0	-
	Total	\$65,700	\$160,800	\$226,500	\$0	\$0	2,084.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,905.00	\$25.00	\$2,930.00	\$88,461	\$170,664	\$259,125	
2023	\$3,033.00	\$25.00	\$3,058.00	\$84,277	\$170,288	\$254,565	
2022	\$2,751.00	\$25.00	\$2,776.00	\$61,267	\$147,172	\$208,439	

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