



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/9/2025 12:45:22 PM

General Details							
Parcel ID:	415-0010-03270						
Document:	Torrens - 834237.0						
Document Date:	03/16/2007						
Legal Description Details							
Plat Name:	LAKEWOOD						
Section	Township	Range	Lot	Block			
10	51	13	-	-			
Description:	SE1/4 OF SE1/4 EX S1/2 OF S1/2 AND EX N1/2						
Taxpayer Details							
Taxpayer Name	HAMEL SUSAN L & MELISSA L RANUM						
and Address:	5515 LAKEWOOD RD DULUTH MN 55804						
Owner Details							
Owner Name	HAMEL SUSAN L						
Owner Name	RANUM MELISSA						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,431.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$4,460.00				
Current Tax Due (as of 5/8/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,230.00	2025 - 2nd Half Tax	\$2,230.00	2025 - 1st Half Tax Due	\$2,230.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,230.00		
2025 - 1st Half Due	\$2,230.00	2025 - 2nd Half Due	\$2,230.00	2025 - Total Due	\$4,460.00		
Parcel Details							
Property Address:	5515 LAKEWOOD RD, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	HAMEL, SUSAN L & RANUM, MELISSA L						
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)	\$104,600	\$299,500	\$404,100	\$0	\$0	-
Total:		\$104,600	\$299,500	\$404,100	\$0	\$0	3939



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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.

Improvement 1 Details (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1994	1,104	1,104	GD Quality / 828 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	32	384	WALKOUT BASEMENT
BAS	1	14	18	252	WALKOUT BASEMENT
BAS	1	18	26	468	WALKOUT BASEMENT
DK	1	16	24	384	PIERS AND FOOTINGS
OP	1	6	18	108	PIERS AND FOOTINGS
OP	1	6	32	192	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	-		1	C&AC&EXCH, PROPANE

Improvement 2 Details (ATTACHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1994	324	324	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	18	18	324	BASEMENT

Improvement 3 Details (WOODSHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1994	176	176	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	11	16	176	POST ON GROUND

Improvement 4 Details (BARN)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BARN	2006	768	1,344	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1.7	24	32	768	FLOATING SLAB

Improvement 5 Details (DETACHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2007	1,200	1,200	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	40	1,200	-



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Improvement 6 Details (W OF HOUSE)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	1994	144	144	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	1	12	12	144	POST ON GROUND		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
03/2007		\$319,900			176206		
03/1994		\$8,000			98123		
01/1991		\$0			98124		
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	\$104,600	\$294,600	\$399,200	\$0	\$0	-
	Total	\$104,600	\$294,600	\$399,200	\$0	\$0	3,886.00
2023 Payable 2024	201	\$104,600	\$292,300	\$396,900	\$0	\$0	-
	Total	\$104,600	\$292,300	\$396,900	\$0	\$0	3,954.00
2022 Payable 2023	201	\$99,800	\$292,300	\$392,100	\$0	\$0	-
	Total	\$99,800	\$292,300	\$392,100	\$0	\$0	3,901.00
2021 Payable 2022	201	\$60,100	\$256,800	\$316,900	\$0	\$0	-
	Total	\$60,100	\$256,800	\$316,900	\$0	\$0	3,082.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,427.00	\$25.00	\$4,452.00	\$104,200	\$291,181	\$395,381	
2023	\$4,639.00	\$25.00	\$4,664.00	\$99,303	\$290,846	\$390,149	
2022	\$4,099.00	\$25.00	\$4,124.00	\$58,446	\$249,735	\$308,181	

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