



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/17/2025 5:38:58 AM

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 12/16/2025)							
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	\$0.00		
2025 - 1st Half Tax Paid	\$2,230.00	2025 - 2nd Half Tax Paid	\$2,230.00	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:	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



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/17/2025 5:38:58 AM

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/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	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	-



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/17/2025 5:38:58 AM

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	

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.