



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 8:18:26 AM

| General Details                                   |                                                                      |                            |               |                         |                 |                 |                     |
|---------------------------------------------------|----------------------------------------------------------------------|----------------------------|---------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        | 415-0010-04962                                                       |                            |               |                         |                 |                 |                     |
| Document:                                         | Torrens - 1036246.0                                                  |                            |               |                         |                 |                 |                     |
| Document Date:                                    | 12/01/2020                                                           |                            |               |                         |                 |                 |                     |
| Legal Description Details                         |                                                                      |                            |               |                         |                 |                 |                     |
| Plat Name:                                        | LAKEWOOD                                                             |                            |               |                         |                 |                 |                     |
| Section                                           | Township                                                             | Range                      | Lot           | Block                   |                 |                 |                     |
| 19                                                | 51                                                                   | 13                         | -             | -                       |                 |                 |                     |
| Description:                                      | S1/2 OF E1/2 OF S1/2 OF NE1/4 OF NE1/4                               |                            |               |                         |                 |                 |                     |
| Taxpayer Details                                  |                                                                      |                            |               |                         |                 |                 |                     |
| Taxpayer Name                                     | MCDONALD FAMILY WEALTH TRUST                                         |                            |               |                         |                 |                 |                     |
| and Address:                                      | C/O MCDONALD PETER & JENNIFER<br>5259 WASHBURN RD<br>DULUTH MN 55803 |                            |               |                         |                 |                 |                     |
| Owner Details                                     |                                                                      |                            |               |                         |                 |                 |                     |
| Owner Name                                        | MCDONALD FAMILY WEALTH TRUST                                         |                            |               |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                                                                      |                            |               |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                                                                      |                            |               | \$3,179.00              |                 |                 |                     |
| 2025 - Special Assessments                        |                                                                      |                            |               | \$29.00                 |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                                                      |                            |               | <b>\$3,208.00</b>       |                 |                 |                     |
| Current Tax Due (as of 12/15/2025)                |                                                                      |                            |               |                         |                 |                 |                     |
| Due May 15                                        |                                                                      | Due October 15             |               |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$1,604.00                                                           | 2025 - 2nd Half Tax        | \$1,604.00    | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$1,604.00                                                           | 2025 - 2nd Half Tax Paid   | \$1,604.00    | 2025 - 2nd Half Tax Due | \$0.00          |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>                                                        | <b>2025 - 2nd Half Due</b> | <b>\$0.00</b> | <b>2025 - Total Due</b> | <b>\$0.00</b>   |                 |                     |
| Parcel Details                                    |                                                                      |                            |               |                         |                 |                 |                     |
| Property Address:                                 | 5259 WASHBURN RD, DULUTH MN                                          |                            |               |                         |                 |                 |                     |
| School District:                                  | 709                                                                  |                            |               |                         |                 |                 |                     |
| Tax Increment District:                           | -                                                                    |                            |               |                         |                 |                 |                     |
| Property/Homesteader:                             | MCDONALD, PETER J & JENNIFER                                         |                            |               |                         |                 |                 |                     |
| 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)                               | \$94,600                   | \$219,700     | \$314,300               | \$0             | \$0             | -                   |
| Total:                                            |                                                                      | \$94,600                   | \$219,700     | \$314,300               | \$0             | \$0             | 2960                |



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## Land Details

**Deeded Acres:** 5.00  
**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/frnPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (RES)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish               | Style Code & Desc.  |
|------------------|---------------|----------------------------|----------------------------|-------------------------------|---------------------|
| HOUSE            | 1977          | 1,255                      | 1,255                      | U Quality / 0 Ft <sup>2</sup> | RAM - RAMBL/RNCH    |
| Segment          | Story         | Width                      | Length                     | Area                          | Foundation          |
| BAS              | 1             | 1                          | 23                         | 23                            | CANTILEVER          |
| BAS              | 1             | 28                         | 44                         | 1,232                         | BASEMENT            |
| DK               | 1             | 8                          | 16                         | 128                           | POST ON GROUND      |
| DK               | 1             | 16                         | 20                         | 320                           | POST ON GROUND      |
| Bath Count       | Bedroom Count | Room Count                 |                            | Fireplace Count               | HVAC                |
| 1.0 BATH         | 2 BEDROOMS    | -                          |                            | 1                             | C&AIR_COND, PROPANE |

## Improvement 2 Details (AG)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1981       | 484                        | 484                        | -               | ATTACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 22                         | 22                         | 484             | FOUNDATION         |

## Improvement 3 Details (DG)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1985       | 400                        | 400                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 20                         | 20                         | 400             | FLOATING SLAB      |
| LT               | 1          | 11                         | 20                         | 220             | POST ON GROUND     |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 12/2012   | \$141,866      | 200117     |
| 05/2004   | \$197,000      | 158676     |



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| 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                    | \$94,600            | \$202,800                       | \$297,400       | \$0                 | \$0              | -                |
|                    | Total                  | \$94,600            | \$202,800                       | \$297,400       | \$0                 | \$0              | 2,776.00         |
| 2023 Payable 2024  | 201                    | \$94,600            | \$202,800                       | \$297,400       | \$0                 | \$0              | -                |
|                    | Total                  | \$94,600            | \$202,800                       | \$297,400       | \$0                 | \$0              | 2,869.00         |
| 2022 Payable 2023  | 201                    | \$86,500            | \$181,100                       | \$267,600       | \$0                 | \$0              | -                |
|                    | Total                  | \$86,500            | \$181,100                       | \$267,600       | \$0                 | \$0              | 2,544.00         |
| 2021 Payable 2022  | 201                    | \$44,700            | \$173,600                       | \$218,300       | \$0                 | \$0              | -                |
|                    | Total                  | \$44,700            | \$173,600                       | \$218,300       | \$0                 | \$0              | 2,007.00         |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$3,223.00             | \$25.00             | \$3,248.00                      | \$91,268        | \$195,658           | \$286,926        |                  |
| 2023               | \$3,041.00             | \$25.00             | \$3,066.00                      | \$82,247        | \$172,197           | \$254,444        |                  |
| 2022               | \$2,685.00             | \$25.00             | \$2,710.00                      | \$41,098        | \$159,609           | \$200,707        |                  |

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