



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/10/2025 2:46:16 PM

| General Details | | | | | | | |
|--|--|-----------------------------|-------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | | 415-0010-05580 | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | | LAKEWOOD | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 20 | 51 | 13 | - | - | | | |
| Description: | | N1/2 OF NW1/4 OF NW1/4 | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | | LUOMA RANDALL L | | | | | |
| and Address: | | 5284 WASHBURN RD | | | | | |
| | | DULUTH MN 55804 | | | | | |
| Owner Details | | | | | | | |
| Owner Name | | LUOMA RANDALL L ETAL | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | \$3,377.00 | | | | | |
| 2025 - Special Assessments | | \$29.00 | | | | | |
| 2025 - Total Tax & Special Assessments | | \$3,406.00 | | | | | |
| Current Tax Due (as of 5/9/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,703.00 | 2025 - 2nd Half Tax | \$1,703.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$1,703.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$1,703.00 | | |
| 2025 - 1st Half Due | \$0.00 | 2025 - 2nd Half Due | \$1,703.00 | 2025 - Total Due | \$1,703.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | | 5284 WASHBURN RD, DULUTH MN | | | | | |
| School District: | | 709 | | | | | |
| Tax Increment District: | | - | | | | | |
| Property/Homesteader: | | LUOMA, RANDALL L & JILLIANE | | | | | |
| 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) | \$110,400 | \$200,600 | \$311,000 | \$0 | \$0 | - |
| 111 | 0 - Non Homestead | \$25,000 | \$0 | \$25,000 | \$0 | \$0 | - |
| Total: | | \$135,400 | \$200,600 | \$336,000 | \$0 | \$0 | 3174 |



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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 (RES)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|----------------------|----------------------------|----------------------------|-----------------------------------|---------------------------------|
| HOUSE | 1978 | 912 | 912 | AVG Quality / 684 Ft ² | SE - SPLT ENTRY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 38 | 912 | BASEMENT WITH EXTERIOR ENTRANCE |
| DK | 1 | 8 | 24 | 192 | PIERS AND FOOTINGS |
| DK | 1 | 12 | 12 | 144 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 1.75 BATHS | 3 BEDROOMS | - | | 0 | C&AIR_COND, FUEL OIL |

Improvement 2 Details (DG)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1978 | 720 | 720 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 30 | 720 | FLOATING SLAB |

Improvement 3 Details (ST)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1978 | 224 | 224 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 14 | 16 | 224 | POST ON GROUND |
| LT | 1 | 15 | 16 | 240 | POST ON GROUND |

Improvement 4 Details (TT SLP)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SLEEPER | 1975 | 208 | 208 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 26 | 208 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|--|------------|
| 06/1991 | \$0 (This is part of a multi parcel sale.) | 96231 |



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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 | \$110,400 | \$185,200 | \$295,600 | \$0 | \$0 | - |
| | 111 | \$25,000 | \$0 | \$25,000 | \$0 | \$0 | - |
| | Total | \$135,400 | \$185,200 | \$320,600 | \$0 | \$0 | 3,007.00 |
| 2023 Payable 2024 | 201 | \$110,400 | \$185,200 | \$295,600 | \$0 | \$0 | - |
| | 111 | \$25,000 | \$0 | \$25,000 | \$0 | \$0 | - |
| | Total | \$135,400 | \$185,200 | \$320,600 | \$0 | \$0 | 3,100.00 |
| 2022 Payable 2023 | 201 | \$100,800 | \$165,400 | \$266,200 | \$0 | \$0 | - |
| | 111 | \$22,600 | \$0 | \$22,600 | \$0 | \$0 | - |
| | Total | \$123,400 | \$165,400 | \$288,800 | \$0 | \$0 | 2,755.00 |
| 2021 Payable 2022 | 201 | \$61,400 | \$157,100 | \$218,500 | \$0 | \$0 | - |
| | 111 | \$30,900 | \$0 | \$30,900 | \$0 | \$0 | - |
| | Total | \$92,300 | \$157,100 | \$249,400 | \$0 | \$0 | 2,318.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$3,413.00 | \$25.00 | \$3,438.00 | \$131,428 | \$178,536 | \$309,964 | |
| 2023 | \$3,227.00 | \$25.00 | \$3,252.00 | \$118,371 | \$157,147 | \$275,518 | |
| 2022 | \$3,013.00 | \$25.00 | \$3,038.00 | \$87,361 | \$144,464 | \$231,825 | |

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