



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 9:16:05 AM

General Details							
Parcel ID:	415-0010-07210						
Document:	Abstract - 01255533						
Document Date:	01/30/2015						
Legal Description Details							
Plat Name:	LAKEWOOD						
Section	Township	Range	Lot	Block			
28	51	13	-	-			
Description:	W 1/2 OF SW 1/4 AND THAT PART OF SE 1/4 OF SW 1/4 LYING W OF LESTER RIVER						
Taxpayer Details							
Taxpayer Name	HOXIE SAMUEL & ALISON						
and Address:	4902 PLUM AVE DULUTH MN 55804						
Owner Details							
Owner Name	HOXIE ALISON						
Owner Name	HOXIE SAMUEL						
Payable 2025 Tax Summary							
2025 - Net Tax				\$10,207.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$10,236.00			
Current Tax Due (as of 12/15/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$5,118.00	2025 - 2nd Half Tax	\$5,118.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$5,118.00	2025 - 2nd Half Tax Paid	\$5,118.00	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:	4902 PLUM AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	HOXIE, SAMUEL C & ALISON B						
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)	\$136,200	\$417,300	\$553,500	\$0	\$0	-
204	0 - Non Homestead	\$32,400	\$266,900	\$299,300	\$0	\$0	-
112	0 - Non Homestead	\$86,800	\$0	\$86,800	\$0	\$0	-
Total:		\$255,400	\$684,200	\$939,600	\$0	\$0	9226



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Land Details

Deeded Acres: 105.00
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 (2018 HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2018	1,540	1,540	AVG Quality / 1540 Ft ²	1S - 1 STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	44	264	WALKOUT BASEMENT
BAS	1	22	58	1,276	WALKOUT BASEMENT
CW	1	0	0	412	PIERS AND FOOTINGS
DK	1	0	0	265	PIERS AND FOOTINGS
OP	1	6	14	84	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.5 BATHS	4 BEDROOMS	-		0	C&AC&EXCH, PROPANE

Improvement 2 Details (2018 AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2018	576	576	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FLOATING SLAB

Improvement 3 Details (SOUTH HOUS)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1995	1,536	1,536	-	SLB - SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	1	32	48	1,536	FLOATING SLAB
OP	1	11	15	165	POST ON GROUND
SP	1	6	27	162	FLOATING SLAB
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.0 BATH	2 BEDROOMS	-		0	CENTRAL, ELECTRIC

Improvement 4 Details (SOUTH DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2001	1,344	1,344	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	32	960	FLOATING SLAB
LAG	1	12	32	384	-



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Improvement 5 Details (YURT)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2016	314	314	-	O - OTHER
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	314	POST ON GROUND
DK	1	10	20	200	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
0.0 BATHS	1 BEDROOM	1 ROOM		-	STOVE/SPCE, WOOD

Improvement 6 Details (BN)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BARN	1996	2,592	2,592	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	36	72	2,592	POST ON GROUND
LT	1	6	72	432	POST ON GROUND

Improvement 7 Details (KENNEL)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
LEAN TO	1991	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	FLOATING SLAB

Improvement 8 Details (LOAF SHED)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
LEAN TO	1999	432	432	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	27	432	POST ON GROUND

Improvement 9 Details (ZBO)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GAZEBO	2001	240	240	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	20	240	POST ON GROUND

Improvement 10 Details (8X12 SHED)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1995	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

Improvement 11 Details (8X40 CNTNR)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	40	320	POST ON GROUND

Improvement 12 Details (8X40 CNTNR)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	320	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	40	320	POST ON GROUND



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Improvement 13 Details (8X40 CNTNR)																							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.																		
STORAGE BUILDING	0	320	320	-	-																		
<table><tr><td>Segment</td><td>Story</td><td>Width</td><td>Length</td><td>Area</td><td colspan="3">Foundation</td></tr><tr><td>BAS</td><td>1</td><td>8</td><td>40</td><td>320</td><td colspan="3">POST ON GROUND</td></tr></table>								Segment	Story	Width	Length	Area	Foundation			BAS	1	8	40	320	POST ON GROUND		
Segment	Story	Width	Length	Area	Foundation																		
BAS	1	8	40	320	POST ON GROUND																		
Sales Reported to the St. Louis County Auditor																							
Sale Date		Purchase Price			CRV Number																		
01/2015		\$700,000 (This is part of a multi parcel sale.)			209461																		
01/1994		\$150,000 (This is part of a multi parcel sale.)			104721																		
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	\$136,200	\$410,400	\$546,600	\$0	\$0	-																
	204	\$32,400	\$264,700	\$297,100	\$0	\$0	-																
	112	\$86,800	\$0	\$86,800	\$0	\$0	-																
	Total	\$255,400	\$675,100	\$930,500	\$0	\$0	9,118.00																
2023 Payable 2024	201	\$134,300	\$375,700	\$510,000	\$0	\$0	-																
	207	\$21,400	\$274,200	\$295,600	\$0	\$0	-																
	112	\$97,300	\$0	\$97,300	\$0	\$0	-																
	Total	\$253,000	\$649,900	\$902,900	\$0	\$0	9,452.00																
2022 Payable 2023	201	\$128,100	\$375,700	\$503,800	\$0	\$0	-																
	207	\$20,800	\$274,200	\$295,000	\$0	\$0	-																
	112	\$92,500	\$0	\$92,500	\$0	\$0	-																
	Total	\$241,400	\$649,900	\$891,300	\$0	\$0	9,337.00																
2021 Payable 2022	201	\$166,900	\$320,200	\$487,100	\$0	\$0	-																
	207	\$12,500	\$221,200	\$233,700	\$0	\$0	-																
	112	\$175,800	\$0	\$175,800	\$0	\$0	-																
	Total	\$355,200	\$541,400	\$896,600	\$0	\$0	8,935.00																
Tax Detail History																							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV																	
2024	\$10,311.00	\$25.00	\$10,336.00	\$253,000	\$649,900	\$902,900																	
2023	\$10,835.00	\$25.00	\$10,860.00	\$241,400	\$649,900	\$891,300																	
2022	\$11,445.00	\$25.00	\$11,470.00	\$355,200	\$541,400	\$896,600																	



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