



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 3:12:15 PM

General Details							
Parcel ID:	450-0010-01866						
Document:	Abstract - 01382669						
Document Date:	06/10/2020						
Legal Description Details							
Plat Name:	MIDWAY						
Section	Township	Range	Lot	Block			
9	49	15	-	-			
Description:	THAT PART OF SE1/4 OF NE1/4 OF NW1/4 LYING SLY AND WLY OF THE FOLLOWING DESC LINE: COMMENCING AT SW CORNER OF SE1/4 OF NE1/4 OF NW1/4; THENCE ON AN ASSUMED BEARING OF N00DEG25'52"E ALONG W LINE OF SE1/4 OF NE1/4 OF NW1/4 437.28 FT TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE N89DEG37'45"E 220.69 FT; THENCE S00DEG07'26"W 159.01 FT; THENCE N89DEG37'45"E 440.02 FT TO E LINE OF SE1/4 OF NE1/4 OF NW1/4 AND THERE TERMINATING.						
Taxpayer Details							
Taxpayer Name	MOENCH CHRISTOPHER L						
and Address:	SHEPHERD DANIELLE L 3284 ROSS LN DULUTH MN 55810						
Owner Details							
Owner Name	MOENCH CHRISTOPHER L						
Owner Name	SHEPHERD DANIELLE L						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,405.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$4,434.00</b>			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,217.00	2025 - 2nd Half Tax	\$2,217.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,217.00	2025 - 2nd Half Tax Paid	\$2,217.00	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:	3284 ROSS LN, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	SHEPHERD, DANIELLE L & MOENCH, CHRI						
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)	\$35,800	\$448,300	\$484,100	\$0	\$0	-
Total:		\$35,800	\$448,300	\$484,100	\$0	\$0	4811



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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:** 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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2015	1,892	2,470	-	SLB - SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	665	-
BAS	1	8	9	72	-
BAS	1.5	0	0	1,155	-
DK	1	12	16	192	POST ON GROUND
DK	1	12	30	360	PIERS AND FOOTINGS
OP	1	6	8	48	CANTILEVER
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
2.0 BATHS	3 BEDROOMS	-		-	C&AC&EXCH, PROPANE

## Improvement 2 Details (DG 32X36)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2019	1,152	1,152	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	32	36	1,152	FLOATING SLAB

## Improvement 3 Details (10X12 SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2024	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2018	\$345,000	227478
12/2014	\$22,000	209031
07/2014	\$22,000	206609



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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	\$40,300	\$388,000	\$428,300	\$0	\$0	-
	Total	\$40,300	\$388,000	\$428,300	\$0	\$0	4,203.00
2023 Payable 2024	201	\$39,200	\$351,900	\$391,100	\$0	\$0	-
	Total	\$39,200	\$351,900	\$391,100	\$0	\$0	3,891.00
2022 Payable 2023	201	\$37,900	\$327,100	\$365,000	\$0	\$0	-
	Total	\$37,900	\$327,100	\$365,000	\$0	\$0	3,606.00
2021 Payable 2022	201	\$37,100	\$296,500	\$333,600	\$0	\$0	-
	Total	\$37,100	\$296,500	\$333,600	\$0	\$0	3,264.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,325.00	\$25.00	\$4,350.00	\$38,995	\$350,064	\$389,059	
2023	\$4,211.00	\$25.00	\$4,236.00	\$37,444	\$323,166	\$360,610	
2022	\$4,247.00	\$25.00	\$4,272.00	\$36,298	\$290,086	\$326,384	

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