



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 9:39:02 AM

General Details							
Parcel ID:	450-0010-02506						
Document:	Torrens - 1065790.0						
Document Date:	01/31/2023						
Legal Description Details							
Plat Name:	MIDWAY						
Section	Township	Range	Lot	Block			
17	49	15	-	-			
Description:	W1/2 OF NW1/4 OF SW1/4 OF NW1/4						
Taxpayer Details							
Taxpayer Name	LEPAK RYAN F & COURTNEY						
and Address:	3030 MIDWAY RD PROCTOR MN 55810						
Owner Details							
Owner Name	LEPAK COURTNEY						
Owner Name	LEPAK RYAN F						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,677.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$3,706.00</b>				
Current Tax Due (as of 4/27/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,853.00	2025 - 2nd Half Tax	\$1,853.00	2025 - 1st Half Tax Due	\$1,853.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,853.00		
<b>2025 - 1st Half Due</b>	<b>\$1,853.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,853.00</b>	<b>2025 - Total Due</b>	<b>\$3,706.00</b>		
Parcel Details							
Property Address:	3030 MIDWAY RD, DULUTH MN						
School District:	704						
Tax Increment District:	-						
Property/Homesteader:	LEPAK, RYAN F & COURTNEY C						
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)	\$77,200	\$320,100	\$397,300	\$0	\$0	-
Total:		\$77,200	\$320,100	\$397,300	\$0	\$0	3865



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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/frnPlatStatPopUp.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	1990	1,232	2,072	-	1S+ - 1+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	28	392	FOUNDATION
BAS	2	28	30	840	FOUNDATION
DK	1	0	0	54	POST ON GROUND
DK	1	4	4	16	CANTILEVER
DK	1	5	10	50	POST ON GROUND
DK	1	16	18	288	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	3 BEDROOMS	-	1	CENTRAL, ELECTRIC	

## Improvement 2 Details (AG 22X22)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1990	484	484	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	22	484	FOUNDATION

## Improvement 3 Details (10x20 fab)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	200	200	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	20	200	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
01/2023	\$361,021	253086
06/2011	\$185,000	193665
08/2001	\$165,000	142095
10/1998	\$150,000	124869
02/1996	\$145,000	108647



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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	\$49,800	\$314,100	\$363,900	\$0	\$0	-
	Total	\$49,800	\$314,100	\$363,900	\$0	\$0	3,501.00
2023 Payable 2024	201	\$48,000	\$257,800	\$305,800	\$0	\$0	-
	Total	\$48,000	\$257,800	\$305,800	\$0	\$0	2,961.00
2022 Payable 2023	201	\$46,100	\$239,500	\$285,600	\$0	\$0	-
	Total	\$46,100	\$239,500	\$285,600	\$0	\$0	2,741.00
2021 Payable 2022	201	\$44,800	\$217,200	\$262,000	\$0	\$0	-
	Total	\$44,800	\$217,200	\$262,000	\$0	\$0	2,483.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,301.00	\$25.00	\$3,326.00	\$46,475	\$249,607	\$296,082	
2023	\$3,211.00	\$25.00	\$3,236.00	\$44,238	\$229,826	\$274,064	
2022	\$3,243.00	\$25.00	\$3,268.00	\$42,464	\$205,876	\$248,340	

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