



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/4/2025 8:02:02 AM

General Details							
Parcel ID:	010-0730-00650						
Document:	Torrens - 840589.0						
Document Date:	07/31/2007						
Legal Description Details							
Plat Name:	CONGDON PARK SECOND DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	003			
Description:	LOTS 11 AND 13						
Taxpayer Details							
Taxpayer Name	CHRISTENSEN ROY & TONI						
and Address:	614 VALLEY DR DULUTH MN 55804						
Owner Details							
Owner Name	CHRISTENSEN ROY						
Owner Name	CHRISTENSEN TONI						
Payable 2025 Tax Summary							
2025 - Net Tax				\$6,579.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$6,608.00</b>			
Current Tax Due (as of 5/3/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,304.00	2025 - 2nd Half Tax	\$3,304.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$3,304.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$3,304.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$3,304.00</b>	<b>2025 - Total Due</b>	<b>\$3,304.00</b>		
Parcel Details							
Property Address:	614 VALLEY DR, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	CHRISTENSEN ROY & TONI						
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)	\$64,600	\$427,900	\$492,500	\$0	\$0	-
Total:		\$64,600	\$427,900	\$492,500	\$0	\$0	4903



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## Land Details

**Deeded Acres:** 0.00  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**Water Code & Desc:** P - PUBLIC  
**Gas Code & Desc:** P - PUBLIC  
**Sewer Code & Desc:** P - PUBLIC  
**Lot Width:** 100.00  
**Lot Depth:** 140.00

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	1958	1,699	1,699	AVG Quality / 400 Ft <sup>2</sup>	4SL - SPLIT LVL
Segment	Story	Width	Length	Area	Foundation
BAS	1	2	25	50	CANTILEVER
BAS	1	14	16	224	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1	25	29	725	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1	28	25	700	DOUBLE TUCK UNDER WITH FINISHED BASEMENT
DK	1	16	39	624	PIERS AND FOOTINGS
OP	1	6	6	36	FLOATING SLAB
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.75 BATHS	4 BEDROOMS	-		1	C&AIR_COND, GAS

## Improvement 2 Details (Shed)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	16	12	192	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2007	\$328,000	178311
03/2003	\$284,900	151867
06/1997	\$157,500	117514

## 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	\$64,600	\$420,200	\$484,800	\$0	\$0	-
	<b>Total</b>	<b>\$64,600</b>	<b>\$420,200</b>	<b>\$484,800</b>	<b>\$0</b>	<b>\$0</b>	<b>4,819.00</b>
2023 Payable 2024	201	\$48,200	\$398,600	\$446,800	\$0	\$0	-
	<b>Total</b>	<b>\$48,200</b>	<b>\$398,600</b>	<b>\$446,800</b>	<b>\$0</b>	<b>\$0</b>	<b>4,468.00</b>
2022 Payable 2023	201	\$45,100	\$370,900	\$416,000	\$0	\$0	-
	<b>Total</b>	<b>\$45,100</b>	<b>\$370,900</b>	<b>\$416,000</b>	<b>\$0</b>	<b>\$0</b>	<b>4,160.00</b>



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2021 Payable 2022	201	\$38,400	\$316,000	\$354,400	\$0	\$0	-
	Total	\$38,400	\$316,000	\$354,400	\$0	\$0	3,491.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$6,291.00	\$25.00	\$6,316.00	\$48,200	\$398,600	\$446,800	
2023	\$6,215.00	\$25.00	\$6,240.00	\$45,100	\$370,900	\$416,000	
2022	\$5,741.00	\$25.00	\$5,766.00	\$37,821	\$311,235	\$349,056	

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