



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:55:05 AM

General Details							
Parcel ID:		010-0730-00990					
Legal Description Details							
Plat Name:		CONGDON PARK SECOND DIVISION OF DULUTH					
Section	Township	Range	Lot	Block			
-	-	-	09	006			
Description:		Lots 7, 9 and 11, Block 6					
Taxpayer Details							
Taxpayer Name		BRODERIUS STEVEN J					
and Address:		522 VALLEY DRIVE					
		DULUTH MN 55804					
Owner Details							
Owner Name		BRODERIUS STEVEN J ETUX					
Payable 2025 Tax Summary							
		2025 - Net Tax		\$7,377.00			
		2025 - Special Assessments		\$29.00			
		2025 - Total Tax & Special Assessments		\$7,406.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$3,703.00		2025 - 2nd Half Tax \$3,703.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$3,703.00		2025 - 2nd Half Tax Paid \$3,703.00			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:		522 VALLEY DR, DULUTH MN					
School District:		709					
Tax Increment District:		-					
Property/Homesteader:		BRODERIUS STEVEN J & MARGARET A					
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)	\$83,100	\$457,600	\$540,700	\$0	\$0	-
Total:		\$83,100	\$457,600	\$540,700	\$0	\$0	5509



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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: 50.00
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.

Improvement 1 Details (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1957	2,008	2,008	AVG Quality / 1308 Ft ²	4SS - SNGL STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	16	320	BASEMENT
BAS	1	22	12	264	FOUNDATION
BAS	1	24	1	24	BASEMENT
BAS	1	50	28	1,400	BASEMENT
DK	1	10	16	160	POST ON GROUND
DK	1	10	20	200	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.25 BATHS	3 BEDROOMS	-	1	C&AIR_COND, GAS	

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1957	878	878	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	26	416	FOUNDATION
BAS	1	22	21	462	FOUNDATION

Improvement 3 Details (Shed)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	100	100	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	10	100	POST ON GROUND

Sales Reported to the St. Louis County Auditor

No Sales information reported.



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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	\$83,100	\$450,100	\$533,200	\$0	\$0	-
	Total	\$83,100	\$450,100	\$533,200	\$0	\$0	5,415.00
2023 Payable 2024	201	\$34,400	\$370,100	\$404,500	\$0	\$0	-
	Total	\$34,400	\$370,100	\$404,500	\$0	\$0	4,045.00
2022 Payable 2023	201	\$32,200	\$344,500	\$376,700	\$0	\$0	-
	Total	\$32,200	\$344,500	\$376,700	\$0	\$0	3,757.00
2021 Payable 2022	201	\$27,400	\$293,400	\$320,800	\$0	\$0	-
	Total	\$27,400	\$293,400	\$320,800	\$0	\$0	3,144.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,697.00	\$25.00	\$5,722.00	\$34,400	\$370,100	\$404,500	
2023	\$5,613.00	\$25.00	\$5,638.00	\$32,113	\$343,572	\$375,685	
2022	\$5,173.00	\$25.00	\$5,198.00	\$26,854	\$287,558	\$314,412	

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