



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:54:01 AM

General Details							
Parcel ID:	010-0730-01000						
Document:	Torrens - 882040.0						
Document Date:	03/04/2010						
Legal Description Details							
Plat Name:	CONGDON PARK SECOND DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	10	006			
Description:	LOT: 10 BLOCK:006						
Taxpayer Details							
Taxpayer Name	FRANTZ CHARLOTTE L						
and Address:	521 OLD HOWARD MILL RD DULUTH MN 55804						
Owner Details							
Owner Name	FRANTZ CHARLOTTE L						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,749.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$3,778.00				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,889.00	2025 - 2nd Half Tax	\$1,889.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,889.00	2025 - 2nd Half Tax Paid	\$1,889.00	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:	521 OLD HOWARD MILL RD, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	FRANTZ CHARLOTTE L						
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)	\$46,100	\$251,000	\$297,100	\$0	\$0	-
Total:		\$46,100	\$251,000	\$297,100	\$0	\$0	2773



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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	1950	1,109	1,551	AVG Quality / 416 Ft ²	4XB - EXP BNLW
Segment	Story	Width	Length	Area	Foundation
BAS	1	15	15	225	PIERS AND FOOTINGS
BAS	1.5	16	26	416	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1.5	18	26	468	SINGLE TUCK UNDER GARAGE WITH FINISHED BASEMENT
DK	1	4	5	20	POST ON GROUND
DK	1	6	7	42	PIERS AND FOOTINGS
DK	1	14	20	280	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	3 BEDROOMS	-	1	CENTRAL, GAS	

Improvement 2 Details (ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	60	60	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	10	60	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2002	\$137,000	146021
07/1999	\$92,000	129018

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	\$46,100	\$246,800	\$292,900	\$0	\$0	-
	Total	\$46,100	\$246,800	\$292,900	\$0	\$0	2,727.00
2023 Payable 2024	201	\$34,400	\$196,200	\$230,600	\$0	\$0	-
	Total	\$34,400	\$196,200	\$230,600	\$0	\$0	2,141.00
2022 Payable 2023	201	\$32,200	\$182,700	\$214,900	\$0	\$0	-
	Total	\$32,200	\$182,700	\$214,900	\$0	\$0	1,970.00
2021 Payable 2022	201	\$27,400	\$155,500	\$182,900	\$0	\$0	-
	Total	\$27,400	\$155,500	\$182,900	\$0	\$0	1,621.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$3,039.00	\$25.00	\$3,064.00	\$31,941	\$182,173	\$214,114
2023	\$2,971.00	\$25.00	\$2,996.00	\$29,518	\$167,483	\$197,001
2022	\$2,697.00	\$25.00	\$2,722.00	\$24,287	\$137,834	\$162,121

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