



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 12:12:06 PM

General Details							
Parcel ID:	010-0940-00630						
Document:	Torrens - 999904						
Document Date:	06/27/2018						
Legal Description Details							
Plat Name:	DULUTH PROPER 1ST DIVISION WEST 1ST STREET						
Section	Township	Range	Lot	Block			
-	-	-	-	-			
Description:	S 40 FT OF N 100 FT OF LOTS 2 AND 4						
Taxpayer Details							
Taxpayer Name	KUZEL PROPERTIES LLC						
and Address:	4040 MINNESOTA AVE DULUTH MN 55802						
Owner Details							
Owner Name	KUZEL PROPERTIES LLC						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,705.12				
2025 - Special Assessments			\$222.88				
2025 - Total Tax & Special Assessments			\$4,928.00				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,464.00	2025 - 2nd Half Tax	\$2,464.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,464.00	2025 - 2nd Half Tax Paid	\$2,464.00	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:	21 N LAKE AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	-						
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
233	0 - Non Homestead	\$75,600	\$129,400	\$205,000	\$0	\$0	-
Total:		\$75,600	\$129,400	\$205,000	\$0	\$0	3350



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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:	40.00						
Lot Depth:	100.00						
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 (Dance stud)							
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
FRATERNAL HALL	1908	4,000	8,000	-	-		
Segment	Story	Width	Length	Area	Foundation		
BAS	2	40	100	4,000	FOUNDATION		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
06/2018		\$181,000			226892		
Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	233	\$75,600	\$129,400	\$205,000	\$0	\$0	-
	Total	\$75,600	\$129,400	\$205,000	\$0	\$0	3,350.00
2023 Payable 2024	233	\$72,000	\$123,100	\$195,100	\$0	\$0	-
	Total	\$72,000	\$123,100	\$195,100	\$0	\$0	3,152.00
2022 Payable 2023	233	\$72,000	\$123,100	\$195,100	\$0	\$0	-
	Total	\$72,000	\$123,100	\$195,100	\$0	\$0	3,152.00
2021 Payable 2022	233	\$72,000	\$123,900	\$195,900	\$0	\$0	-
	Total	\$72,000	\$123,900	\$195,900	\$0	\$0	3,168.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,523.94	\$202.06	\$4,726.00	\$72,000	\$123,100	\$195,100	
2023	\$4,822.77	\$179.23	\$5,002.00	\$72,000	\$123,100	\$195,100	
2022	\$5,595.10	\$178.90	\$5,774.00	\$72,000	\$123,900	\$195,900	



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