



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/8/2025 11:10:37 AM

General Details							
Parcel ID:	010-1270-00280						
Document:	Abstract - 01470094						
Document:	Torrens - 1069879.0						
Document Date:	06/27/2023						
Legal Description Details							
Plat Name:	DULUTH PROPER THIRD DIVISION						
Section	Township	Range	Lot	Block			
-	-	-	-	031			
Description:	N 35 FT OF LOT 50 AND N 35 FT OF E 10 FT OF LOT 52						
Taxpayer Details							
Taxpayer Name	THIBODAUX RYAN D						
and Address:	NGUYEN POPPY NHA-HANH DO						
	142 MIDSHIP DR						
	HERCULES CA 94547						
Owner Details							
Owner Name	NGUYEN POPPY NHA-HANH DO						
Owner Name	THIBODAUX RYAN D						
Payable 2025 Tax Summary							
2025 - Net Tax				\$875.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$904.00			
Current Tax Due (as of 5/7/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$452.00	2025 - 2nd Half Tax	\$452.00	2025 - 1st Half Tax Due	\$452.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$452.00		
2025 - 1st Half Due	\$452.00	2025 - 2nd Half Due	\$452.00	2025 - Total Due	\$904.00		
Parcel Details							
Property Address:	323 N 3RD AVE W, 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
204	0 - Non Homestead	\$7,800	\$57,800	\$65,600	\$0	\$0	-
Total:		\$7,800	\$57,800	\$65,600	\$0	\$0	656



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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: 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/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	1995	1,124	2,248	U Quality / 0 Ft ²	2MF - DUP&TRI
Segment	Story	Width	Length	Area	Foundation
BAS	2	12	8	96	BASEMENT
BAS	2	13	8	104	BASEMENT
BAS	2	22	21	462	BASEMENT
BAS	2	22	21	462	PIERS AND FOOTINGS
OP	1	6	7	42	PIERS AND FOOTINGS
OP	1	7	9	63	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	5+ BEDROOM	10 ROOMS	-	CENTRAL, ELECTRIC	

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2023	\$320,000 (This is part of a multi parcel sale.)	254528
07/2022	\$220,000 (This is part of a multi parcel sale.)	250332
08/2020	\$589,000 (This is part of a multi parcel sale.)	238466
01/2018	\$220,000 (This is part of a multi parcel sale.)	224794

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	204	\$7,600	\$56,500	\$64,100	\$0	\$0	-
	Total	\$7,600	\$56,500	\$64,100	\$0	\$0	641.00
2023 Payable 2024	204	\$9,100	\$43,800	\$52,900	\$0	\$0	-
	Total	\$9,100	\$43,800	\$52,900	\$0	\$0	529.00
2022 Payable 2023	204	\$8,400	\$40,300	\$48,700	\$0	\$0	-
	Total	\$8,400	\$40,300	\$48,700	\$0	\$0	487.00
2021 Payable 2022	211	\$1,500	\$0	\$1,500	\$0	\$0	-
	Total	\$1,500	\$0	\$1,500	\$0	\$0	19.00



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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	\$745.00	\$25.00	\$770.00	\$9,100	\$43,800	\$52,900
2023	\$727.00	\$25.00	\$752.00	\$8,400	\$40,300	\$48,700
2022	\$30.00	\$0.00	\$30.00	\$1,500	\$0	\$1,500

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