



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/8/2025 10:50:27 AM

General Details							
Parcel ID:	010-1270-00310						
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:	That part of Lots 50 AND 52, Block 31 AND all that part of Lots 50 AND 52 on WEST FOURTH STREET, DULUTH PROPER FIRST DIVISION, that lies between two lines parallel with said West Fourth Street, one 35 feet and the other 70 feet distant from the southerly line of said West Fourth Street.						
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				\$2,481.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$2,510.00			
Current Tax Due (as of 5/7/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,255.00	2025 - 2nd Half Tax	\$1,255.00	2025 - 1st Half Tax Due	\$1,255.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,255.00		
2025 - 1st Half Due	\$1,255.00	2025 - 2nd Half Due	\$1,255.00	2025 - Total Due	\$2,510.00		
Parcel Details							
Property Address:	321 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	\$13,000	\$173,400	\$186,400	\$0	\$0	-
Total:		\$13,000	\$173,400	\$186,400	\$0	\$0	1864



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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	\$12,700	\$169,200	\$181,900	\$0	\$0	-
	Total	\$12,700	\$169,200	\$181,900	\$0	\$0	1,819.00
2023 Payable 2024	204	\$15,100	\$131,600	\$146,700	\$0	\$0	-
	Total	\$15,100	\$131,600	\$146,700	\$0	\$0	1,467.00
2022 Payable 2023	204	\$14,000	\$120,900	\$134,900	\$0	\$0	-
	Total	\$14,000	\$120,900	\$134,900	\$0	\$0	1,349.00
2021 Payable 2022	204	\$6,300	\$142,400	\$148,700	\$0	\$0	-
	Total	\$6,300	\$142,400	\$148,700	\$0	\$0	1,487.00



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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	\$2,065.00	\$25.00	\$2,090.00	\$15,100	\$131,600	\$146,700
2023	\$2,015.00	\$25.00	\$2,040.00	\$14,000	\$120,900	\$134,900
2022	\$2,441.00	\$25.00	\$2,466.00	\$6,300	\$142,400	\$148,700

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