



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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

| General Details | | | | | | | |
|---|--|----------------------------|-----------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 010-1270-00320 | | | | | | |
| Document: | Abstract - 01469647 | | | | | | |
| Document Date: | 06/27/2023 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | DULUTH PROPER THIRD DIVISION | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | 031 | | | |
| Description: | THAT PART OF LOT 50 AND 52 BLK 31 AND OF LOTS 50 AND 52 W 4TH ST D P 1ST DIV LYING BETWEEN 2 LINES DRAWN PARALLEL WITH AND DISTANT 70 FT AND 105 FT S OF S LINE OF 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 | | | | \$1,601.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$1,630.00 | | | |
| Current Tax Due (as of 5/7/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$815.00 | 2025 - 2nd Half Tax | \$815.00 | 2025 - 1st Half Tax Due | \$815.00 | | |
| 2025 - 1st Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Paid | \$0.00 | 2025 - 2nd Half Tax Due | \$815.00 | | |
| 2025 - 1st Half Due | \$815.00 | 2025 - 2nd Half Due | \$815.00 | 2025 - Total Due | \$1,630.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 319 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 | \$5,200 | \$115,100 | \$120,300 | \$0 | \$0 | - |
| Total: | | \$5,200 | \$115,100 | \$120,300 | \$0 | \$0 | 1203 |



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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 | 1,116 | 2,232 | U Quality / 0 Ft ² | 2MF - DUP&TRI |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 2 | 12 | 8 | 96 | BASEMENT |
| BAS | 2 | 22 | 21 | 462 | BASEMENT |
| BAS | 2 | 22 | 21 | 462 | PIERS AND FOOTINGS |
| OP | 1 | 6 | 9 | 54 | 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 | - | - | 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.) | 254539 |
| 07/2022 | \$220,000 (This is part of a multi parcel sale.) | 252485 |
| 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 | \$5,100 | \$112,200 | \$117,300 | \$0 | \$0 | - |
| | Total | \$5,100 | \$112,200 | \$117,300 | \$0 | \$0 | 1,173.00 |
| 2023 Payable 2024 | 204 | \$6,100 | \$87,400 | \$93,500 | \$0 | \$0 | - |
| | Total | \$6,100 | \$87,400 | \$93,500 | \$0 | \$0 | 935.00 |
| 2022 Payable 2023 | 204 | \$5,600 | \$80,200 | \$85,800 | \$0 | \$0 | - |
| | Total | \$5,600 | \$80,200 | \$85,800 | \$0 | \$0 | 858.00 |
| 2021 Payable 2022 | 211 | \$6,300 | \$0 | \$6,300 | \$0 | \$0 | - |
| | Total | \$6,300 | \$0 | \$6,300 | \$0 | \$0 | 79.00 |

Tax Detail History

| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024 | \$1,317.00 | \$25.00 | \$1,342.00 | \$6,100 | \$87,400 | \$93,500 |
| 2023 | \$1,281.00 | \$25.00 | \$1,306.00 | \$5,600 | \$80,200 | \$85,800 |
| 2022 | \$126.00 | \$0.00 | \$126.00 | \$6,300 | \$0 | \$6,300 |



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