



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/19/2025 7:32:08 AM

General Details							
Parcel ID:	010-1270-00330						
Document:	Abstract - 01469647						
Document Date:	06/27/2023						
Legal Description Details							
Plat Name:	DULUTH PROPER THIRD DIVISION						
Section	Township	Range	Lot	Block			
-	-	-	000	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 S OF A LINE DRAWN PARALLEL WITH AND DISTANT 105 FT S OF S LINE OF 4TH 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				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$1,630.00</b>				
Current Tax Due (as of 12/18/2025)							
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	\$0.00		
2025 - 1st Half Tax Paid	\$815.00	2025 - 2nd Half Tax Paid	\$815.00	2025 - 2nd Half Tax Due	\$0.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	317 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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1995	1,116	2,232	U Quality / 0 Ft <sup>2</sup>	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	204	\$2,500	\$142,400	\$144,900	\$0	\$0	-
	Total	\$2,500	\$142,400	\$144,900	\$0	\$0	1,449.00

## 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	\$2,379.00	\$25.00	\$2,404.00	\$2,500	\$142,400	\$144,900



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