



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 2:00:36 PM

| General Details                                   |  |                            |                   |                         |                 |                 |                     |
|---|--|----------------------------|-------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:  | 010-1350-16850   |                            |                   |                         |                 |                 |                     |
| Document:   | Abstract - 01512235  |                            |                   |                         |                 |                 |                     |
| Document Date:                                    | 06/05/2025   |                            |                   |                         |                 |                 |                     |
| Legal Description Details                         |  |                            |                   |                         |                 |                 |                     |
| Plat Name:  | DULUTH PROPER THIRD DIVISION                                   |                            |                   |                         |                 |                 |                     |
| Section   | Township   | Range                      | Lot               | Block                   |                 |                 |                     |
| -   | -  | -                          | 0080              | 187                     |                 |                 |                     |
| Description:                                      | Lots 78 AND 80, Block 187, EXCEPT North 17 feet for Boulevard. |                            |                   |                         |                 |                 |                     |
| Taxpayer Details                                  |  |                            |                   |                         |                 |                 |                     |
| Taxpayer Name                                     | LAHN JEANNE & EUGENE   |                            |                   |                         |                 |                 |                     |
| and Address:                                      | 430 E 13TH ST<br>DULUTH MN 55811                               |                            |                   |                         |                 |                 |                     |
| Owner Details                                     |  |                            |                   |                         |                 |                 |                     |
| Owner Name  | LAHN EUGENE  |                            |                   |                         |                 |                 |                     |
| Owner Name  | LAHN JEANNE  |                            |                   |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |  |                            |                   |                         |                 |                 |                     |
| 2025 - Net Tax                                    |  |                            | \$3,657.00        |                         |                 |                 |                     |
| 2025 - Special Assessments                        |  |                            | \$29.00           |                         |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                            | <b>\$3,686.00</b> |                         |                 |                 |                     |
| Current Tax Due (as of 12/13/2025)                |  |                            |                   |                         |                 |                 |                     |
| Due May 15  |  | Due October 15             |                   |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$1,843.00   | 2025 - 2nd Half Tax        | \$1,843.00        | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$1,843.00   | 2025 - 2nd Half Tax Paid   | \$1,843.00        | 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:                                 | 430 E 13TH ST, DULUTH MN                                       |                            |                   |                         |                 |                 |                     |
| School District:                                  | 709  |                            |                   |                         |                 |                 |                     |
| Tax Increment District:                           | -  |                            |                   |                         |                 |                 |                     |
| Property/Homesteader:                             | OMAN ROGER & JUDITH  |                            |                   |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |  |                            |                   |                         |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status  | Land<br>EMV                | Bldg<br>EMV       | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 201   | 1 - Owner Homestead<br>(100.00% total)                         | \$68,600                   | \$230,900         | \$299,500               | \$0             | \$0             | -                   |
| Total:  |  | \$68,600                   | \$230,900         | \$299,500               | \$0             | \$0             | 2883                |



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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:   | 50.00                  |                            |                                 |                                   |   |                  |                  |
| Lot Depth:   | 123.00                 |                            |                                 |                                   |   |                  |                  |
| The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                        |                            |                                 |                                   |   |                  |                  |
| 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  | 1962                   | 1,307                      | 1,307                           | OLD Quality / 488 Ft <sup>2</sup> | RAM - RAMBL/RNCH                                |                  |                  |
| Segment  | Story                  | Width                      | Length                          | Area                              | Foundation                                      |                  |                  |
| BAS  | 1                      | 0                          | 0                               | 977                               | BASEMENT  |                  |                  |
| BAS  | 1                      | 15                         | 22                              | 330                               | SINGLE TUCK UNDER GARAGE WITH FINISHED BASEMENT |                  |                  |
| DK   | 1                      | 0                          | 0                               | 398                               | PIERS AND FOOTINGS                              |                  |                  |
| Bath Count   | Bedroom Count          | Room Count                 |                                 | Fireplace Count                   | HVAC  |                  |                  |
| 1.5 BATHS  | 3 BEDROOMS             | -                          |                                 | 1                                 | CENTRAL, GAS                                    |                  |                  |
| Sales Reported to the St. Louis County Auditor   |                        |                            |                                 |                                   |   |                  |                  |
| Sale Date  |                        | Purchase Price             |                                 |                                   | CRV Number                                      |                  |                  |
| 06/2025  |                        | \$415,000                  |                                 |                                   | 269281  |                  |                  |
| Assessment History   |                        |                            |                                 |                                   |   |                  |                  |
| Year   | Class Code<br>(Legend) | Land EMV                   | Bldg EMV                        | Total EMV                         | Def Land EMV                                    | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025  | 201                    | \$64,600                   | \$215,500                       | \$280,100                         | \$0   | \$0              | -                |
|  | Total                  | \$64,600                   | \$215,500                       | \$280,100                         | \$0   | \$0              | 2,666.00         |
| 2023 Payable 2024  | 201                    | \$64,600                   | \$206,400                       | \$271,000                         | \$0   | \$0              | -                |
|  | Total                  | \$64,600                   | \$206,400                       | \$271,000                         | \$0   | \$0              | 2,660.00         |
| 2022 Payable 2023  | 201                    | \$60,200                   | \$191,000                       | \$251,200                         | \$0   | \$0              | -                |
|  | Total                  | \$60,200                   | \$191,000                       | \$251,200                         | \$0   | \$0              | 2,439.00         |
| 2021 Payable 2022  | 201                    | \$49,000                   | \$196,900                       | \$245,900                         | \$0   | \$0              | -                |
|  | Total                  | \$49,000                   | \$196,900                       | \$245,900                         | \$0   | \$0              | 2,360.00         |
| Tax Detail History   |                        |                            |                                 |                                   |   |                  |                  |
| Tax Year   | Tax                    | Special Assessments        | Total Tax & Special Assessments | Taxable Land MV                   | Taxable Building MV                             | Total Taxable MV |                  |
| 2024   | \$3,753.00             | \$25.00                    | \$3,778.00                      | \$63,414                          | \$202,611                                       | \$266,025        |                  |
| 2023   | \$3,655.00             | \$25.00                    | \$3,680.00                      | \$58,451                          | \$185,452                                       | \$243,903        |                  |
| 2022   | \$3,891.00             | \$25.00                    | \$3,916.00                      | \$47,024                          | \$188,960                                       | \$235,984        |                  |



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