



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 4:47:35 PM

General Details							
Parcel ID:	010-1380-01100						
Document:	Torrens - 1080393.0						
Document Date:	11/13/2023						
Legal Description Details							
Plat Name:	EAST LAWN DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0001	011			
Description:	LOT: 0001 BLOCK:011						
Taxpayer Details							
Taxpayer Name	CABOT PROPERTIES LLC						
and Address:	685 MCFADDENS TRL EAGAN MN 55123						
Owner Details							
Owner Name	CABOT PROPERTIES LLC						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,843.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$4,872.00				
Current Tax Due (as of 4/28/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,436.00	2025 - 2nd Half Tax	\$2,436.00	2025 - 1st Half Tax Due	\$2,436.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,436.00		
2025 - 1st Half Due	\$2,436.00	2025 - 2nd Half Due	\$2,436.00	2025 - Total Due	\$4,872.00		
Parcel Details							
Property Address:	240 W KENT RD, 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	\$28,700	\$328,000	\$356,700	\$0	\$0	-
Total:		\$28,700	\$328,000	\$356,700	\$0	\$0	3567



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 4:47:35 PM

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: 51.00
Lot Depth: 142.00

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	1924	870	1,740	ECO Quality / 217 Ft ²	5MS - MULTI STRY

Segment	Story	Width	Length	Area	Foundation
BAS	2	21	14	294	WALKOUT BASEMENT
BAS	2	24	24	576	WALKOUT BASEMENT
CN	1	4	7	28	PIERS AND FOOTINGS
DK	1	6	24	144	PIERS AND FOOTINGS
DK	1	8	9	72	PIERS AND FOOTINGS

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
1.5 BATHS	4 BEDROOMS	-	1	C&AIR_COND, GAS

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1924	600	600	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	20	30	600	FLOATING SLAB

Improvement 3 Details (Shed)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	80	80	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
02/2015	\$187,000	209535



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 4:47:35 PM

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	\$43,900	\$311,000	\$354,900	\$0	\$0	-
	Total	\$43,900	\$311,000	\$354,900	\$0	\$0	3,549.00
2023 Payable 2024	204	\$43,900	\$273,500	\$317,400	\$0	\$0	-
	Total	\$43,900	\$273,500	\$317,400	\$0	\$0	3,174.00
2022 Payable 2023	204	\$41,600	\$257,600	\$299,200	\$0	\$0	-
	Total	\$41,600	\$257,600	\$299,200	\$0	\$0	2,992.00
2021 Payable 2022	204	\$35,300	\$218,700	\$254,000	\$0	\$0	-
	Total	\$35,300	\$218,700	\$254,000	\$0	\$0	2,540.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,469.00	\$25.00	\$4,494.00	\$43,900	\$273,500	\$317,400	
2023	\$4,469.00	\$25.00	\$4,494.00	\$41,600	\$257,600	\$299,200	
2022	\$3,011.00	\$25.00	\$3,036.00	\$35,300	\$218,700	\$254,000	

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.