



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 11:44:09 AM

General Details							
Parcel ID:	010-1380-01490						
Document:	Torrens - 1087929.0						
Document Date:	02/19/2025						
Legal Description Details							
Plat Name:	EAST LAWN DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	001	015			
Description:	INC PART VAC ALLEY AD						
Taxpayer Details							
Taxpayer Name	DUININCK MEGAN & PINGREY DANIEL						
and Address:	16 E KENT RD DULUTH MN 55812						
Owner Details							
Owner Name	DUININCK MEGAN						
Owner Name	PINGREY DANIEL						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,543.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$4,572.00				
Current Tax Due (as of 4/28/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,286.00	2025 - 2nd Half Tax	\$2,286.00		2025 - 1st Half Tax Due	\$18.00	
2025 - 1st Half Tax Paid	\$2,268.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$2,286.00	
2025 - 1st Half Due	\$18.00	2025 - 2nd Half Due	\$2,286.00		2025 - Total Due	\$2,304.00	
Parcel Details							
Property Address:	16 E KENT RD, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	DIXON, LANIE L AND MICHAEL A						
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
201	1 - Owner Homestead (100.00% total)	\$76,000	\$342,700	\$418,700	\$0	\$0	-
Total:		\$76,000	\$342,700	\$418,700	\$0	\$0	4098



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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: 58.00
Lot Depth: 150.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frnPlatStatPopUp.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	1925	892	1,724	ECO Quality / 446 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	12	60	WALKOUT BASEMENT
BAS	2	12	26	312	SINGLE TUCK UNDER GARAGE WITH FINISHED BASEMENT
BAS	2	26	20	520	WALKOUT BASEMENT
DK	0	0	0	129	PIERS AND FOOTINGS
OP	0	6	8	48	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	4 BEDROOMS	-	1	CENTRAL, GAS	

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1991	400	700	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1.7	20	20	400	FLOATING SLAB
DKX	0	0	0	368	POST ON GROUND
LAG	.75	20	20	400	-

Improvement 3 Details (Tuck under)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	312	312	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	26	312	FOUNDATION

Improvement 4 Details (Shed)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
02/2025	\$534,000	268124
11/2021	\$370,000	246876
07/2016	\$280,000	216616
02/1997	\$110,000	116052



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Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201	\$45,900	\$300,800	\$346,700	\$0	\$0	-
	Total	\$45,900	\$300,800	\$346,700	\$0	\$0	3,314.00
2023 Payable 2024	201	\$45,400	\$289,800	\$335,200	\$0	\$0	-
	Total	\$45,400	\$289,800	\$335,200	\$0	\$0	3,281.00
2022 Payable 2023	201	\$40,300	\$255,100	\$295,400	\$0	\$0	-
	Total	\$40,300	\$255,100	\$295,400	\$0	\$0	2,847.00
2021 Payable 2022	201	\$32,900	\$211,400	\$244,300	\$0	\$0	-
	Total	\$32,900	\$211,400	\$244,300	\$0	\$0	2,290.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,631.00	\$25.00	\$4,656.00	\$44,442	\$283,686	\$328,128	
2023	\$4,269.00	\$25.00	\$4,294.00	\$38,847	\$245,899	\$284,746	
2022	\$3,787.00	\$25.00	\$3,812.00	\$30,846	\$198,201	\$229,047	

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