



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 12:02:27 PM

General Details				
Parcel ID:	010-1380-01540			
Document:	Abstract - 885145			
Document Date:	12/05/2002			
Legal Description Details				
Plat Name:	EAST LAWN DIVISION OF DULUTH			
Section	Township	Range	Lot	Block
-	-	-	0005	015
Description:	That part of Lot 5, Block 15 AND that part of Block 18 AND the vacated alley between Blocks 15 and 18, the vacated alley between Blocks 14 and 18 AND vacated Garden Street, described as follows: Commencing at the Southwest corner of Lot 11, Block 28, said EAST LAWN DIVISION OF DULUTH; thence N00deg36'11"E, assumed bearing along the west line of said Block 28, to the southerly line of said vacated Garden Street; thence S89deg59'46"E along said southerly line, a distance of 141.80 feet to the center line of said vacated West Park Way, which is the point of beginning of land to be described; thence continuing S89deg59'46"E along said southerly line, a distance of 379.09 feet; thence N42deg07'46"E, a distance of 38.16 feet; thence N32deg30'19"W, a distance of 44.71 feet to the Southeast corner of Lot 7, Block 18; thence N00deg29'39"E along the easterly line of said Lot 7 and its Northerly extension, a distance of 150.01 feet to the center line of said vacated alley between Blocks 15 and 18; thence North 89deg59'53"W along said center line, a distance of 132.31 feet to the southerly extension of the east line of the West 15.00 feet of Lot 5, Block 15; thence N00deg02'03"E along said east line, a distance of 150.00 feet to the north line of said Lot 5; thence on a bearing of West along said north line, a distance of 15.00 feet to the Northwest corner of said Lot 5; thence S00deg02'03"W along the west line of said Lot 5 and its Southerly extension, a distance of 150.00 feet to said center line of the vacated alley between Blocks 15 and 18; thence N89deg59'53"W along said center line, a distance of 217.28 feet to the center line of said vacated alley between Blocks 14 and 18; thence S00deg36'11"W along the said center line between Blocks 14 and 18, a distance of 183.00 feet to the center line of said vacated Garden Street; thence N89deg59'46"W along said center line of vacated Garden Street, a distance of 16.56 feet to a line perpendicular to said center line of Garden Street passing through said point of beginning; thence S00deg00'14"W along said perpendicular line, a distance of 33.00 feet to said point of beginning.			
Taxpayer Details				
Taxpayer Name and Address:	FRYER CAMERON 600 N 23RD AVE E # 107 DULUTH MN 55812			
Owner Details				
Owner Name	FRYER FAMILY LLC			
Payable 2025 Tax Summary				
2025 - Net Tax		\$26,554.00		
2025 - Special Assessments		\$0.00		
<b>2025 - Total Tax &amp; Special Assessments</b>		<b>\$26,554.00</b>		
Current Tax Due (as of 4/28/2025)				
Due May 15		Due October 15		Total Due
2025 - 1st Half Tax	\$13,277.00	2025 - 2nd Half Tax	\$13,277.00	2025 - 1st Half Tax Due \$13,277.00
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due \$13,277.00
<b>2025 - 1st Half Due</b>	<b>\$13,277.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$13,277.00</b>	<b>2025 - Total Due \$26,554.00</b>
Parcel Details				
Property Address:	600 N 23RD AVE E, DULUTH MN			
School District:	709			
Tax Increment District:	-			
Property/Homesteader:	-			



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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
205	0 - Non Homestead	\$78,000	\$1,651,600	\$1,729,600	\$0	\$0	-
Total:		\$78,000	\$1,651,600	\$1,729,600	\$0	\$0	21620
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:	15.00						
Lot Depth:	150.00						
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 (Main)							
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>		Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
APARTMENT	1910	6,200		15,500	-	STD - STANDARD	
Segment	Story	Width	Length	Area	Foundation		
BAS	2.5	6	14	84	BASEMENT		
BAS	2.5	44	139	6,116	BASEMENT		
BMT	1	0	0	6,200	FOUNDATION		
DK	0	20	12	240	POST ON GROUND		
OP	0	10	8	80	POST ON GROUND		
OP	0	20	12	240	BASEMENT		
Efficiency	One Bedroom		Two Bedroom		Three Bedroom		
10 UNITS	7 UNITS		8 UNITS				
Improvement 2 Details (Gar)							
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>		Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
GARAGE	1994	2,200		2,200	-	DETACHED	
Segment	Story	Width	Length	Area	Foundation		
BAS	1	20	110	2,200	FLOATING SLAB		
Improvement 3 Details (Gar)							
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>		Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
GARAGE	1994	2,800		2,800	-	DETACHED	
Segment	Story	Width	Length	Area	Foundation		
BAS	1	20	140	2,800	FLOATING SLAB		
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
12/2002		\$1,030,000 (This is part of a multi parcel sale.)			149990		



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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	205	\$71,700	\$1,518,000	\$1,589,700	\$0	\$0	-
	Total	\$71,700	\$1,518,000	\$1,589,700	\$0	\$0	19,871.00
2023 Payable 2024	205	\$70,200	\$1,486,400	\$1,556,600	\$0	\$0	-
	Total	\$70,200	\$1,486,400	\$1,556,600	\$0	\$0	19,458.00
2022 Payable 2023	205	\$70,200	\$1,112,000	\$1,182,200	\$0	\$0	-
	Total	\$70,200	\$1,112,000	\$1,182,200	\$0	\$0	14,778.00
2021 Payable 2022	205	\$70,200	\$1,032,900	\$1,103,100	\$0	\$0	-
	Total	\$70,200	\$1,032,900	\$1,103,100	\$0	\$0	13,789.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$26,822.00	\$0.00	\$26,822.00	\$70,200	\$1,486,400	\$1,556,600	
2023	\$21,622.00	\$0.00	\$21,622.00	\$70,200	\$1,112,000	\$1,182,200	
2022	\$22,154.00	\$0.00	\$22,154.00	\$70,200	\$1,032,900	\$1,103,100	

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