



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 11:29:47 AM

General Details							
Parcel ID:	010-1380-01590						
Document:	Torrens - 887125.0						
Document Date:	07/15/2010						
Legal Description Details							
Plat Name:	EAST LAWN DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	015			
Description:	ALL OF LOT 8 AND LOT 9 EX E 9 FT AND UND 1/2 OF E 9 FT OF LOT 9 INC PART OF VAC ALLEY ADJ						
Taxpayer Details							
Taxpayer Name	BLACK LENDLEY C & CONNIE R						
and Address:	44 E KENT RD						
	DULUTH MN 55812						
Owner Details							
Owner Name	BLACK CONNIE R						
Owner Name	BLACK LENDLEY C						
Payable 2025 Tax Summary							
2025 - Net Tax				\$6,817.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$6,846.00			
Current Tax Due (as of 4/28/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$3,423.00	2025 - 2nd Half Tax	\$3,423.00	2025 - 1st Half Tax Due	\$3,423.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$3,423.00		
2025 - 1st Half Due	\$3,423.00	2025 - 2nd Half Due	\$3,423.00	2025 - Total Due	\$6,846.00		
Parcel Details							
Property Address:	44 E KENT RD, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	BLACK, LENDLEY C & CONNIE R						
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)	\$103,500	\$403,700	\$507,200	\$0	\$0	-
Total:		\$103,500	\$403,700	\$507,200	\$0	\$0	5079



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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: 100.00
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/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	1908	1,475	2,515	ECO Quality / 220 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	19	CANTILEVER
BAS	1	0	0	152	BASEMENT
BAS	1	12	22	264	SINGLE TUCK UNDER GARAGE
BAS	2	26	40	1,040	BASEMENT
DK	1	0	0	408	PIERS AND FOOTINGS
DK	1	12	22	264	-
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.5 BATHS	4 BEDROOMS	-	1	C&AIR_COND, GAS	

Improvement 2 Details (Garage)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1973	720	720	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	24	30	720	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2010	\$350,000	190435

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	\$62,600	\$438,400	\$501,000	\$0	\$0	-
	Total	\$62,600	\$438,400	\$501,000	\$0	\$0	4,995.00
2023 Payable 2024	201	\$61,800	\$421,200	\$483,000	\$0	\$0	-
	Total	\$61,800	\$421,200	\$483,000	\$0	\$0	4,830.00
2022 Payable 2023	201	\$54,800	\$370,700	\$425,500	\$0	\$0	-
	Total	\$54,800	\$370,700	\$425,500	\$0	\$0	4,255.00
2021 Payable 2022	201	\$44,800	\$307,100	\$351,900	\$0	\$0	-
	Total	\$44,800	\$307,100	\$351,900	\$0	\$0	3,463.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$6,801.00	\$25.00	\$6,826.00	\$61,800	\$421,200	\$483,000
2023	\$6,357.00	\$25.00	\$6,382.00	\$54,800	\$370,700	\$425,500
2022	\$5,695.00	\$25.00	\$5,720.00	\$44,091	\$302,240	\$346,331

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