



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 1:35:54 PM

General Details							
Parcel ID:	010-1380-02240						
Document:	Torrens - 826817.0						
Document Date:	10/16/2006						
Legal Description Details							
Plat Name:	EAST LAWN DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	021			
Description:	NLY 50 FT OF LOTS 5 AND 6						
Taxpayer Details							
Taxpayer Name	JOHNSON DANIEL C						
and Address:	LOETSCHER SARAH C						
	40 SNELLING AVE						
	DULUTH MN 55812						
Owner Details							
Owner Name	JOHNSON DANIEL C						
Owner Name	LOETSCHER SARAH C						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,549.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,578.00			
Current Tax Due (as of 4/28/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,789.00	2025 - 2nd Half Tax	\$1,789.00		2025 - 1st Half Tax Due	\$0.00	
2025 - 1st Half Tax Paid	\$1,789.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$1,789.00	
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,789.00		2025 - Total Due	\$1,789.00	
Parcel Details							
Property Address:	40 SNELLING AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	JOHNSON DANIEL C & LOETSCHER SARAH						
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)	\$20,000	\$268,500	\$288,500	\$0	\$0	-
Total:		\$20,000	\$268,500	\$288,500	\$0	\$0	2679



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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: 100.00

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	1925	658	1,306	U Quality / 0 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	1	10	10	CANTILEVER
BAS	2	27	24	648	BASEMENT
DK	1	12	16	192	PIERS AND FOOTINGS
OP	1	4	9	36	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.0 BATH	3 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	1976	624	624	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	26	624	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2006	\$159,900	174112

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	\$30,300	\$249,100	\$279,400	\$0	\$0	-
	Total	\$30,300	\$249,100	\$279,400	\$0	\$0	2,580.00
2023 Payable 2024	201	\$30,300	\$219,000	\$249,300	\$0	\$0	-
	Total	\$30,300	\$219,000	\$249,300	\$0	\$0	2,345.00
2022 Payable 2023	201	\$28,800	\$207,800	\$236,600	\$0	\$0	-
	Total	\$28,800	\$207,800	\$236,600	\$0	\$0	2,207.00
2021 Payable 2022	201	\$24,400	\$176,400	\$200,800	\$0	\$0	-
	Total	\$24,400	\$176,400	\$200,800	\$0	\$0	1,816.00



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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	\$3,325.00	\$25.00	\$3,350.00	\$28,501	\$205,996	\$234,497
2023	\$3,321.00	\$25.00	\$3,346.00	\$26,859	\$193,795	\$220,654
2022	\$3,015.00	\$25.00	\$3,040.00	\$22,071	\$159,561	\$181,632

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