



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 4:58:21 PM

General Details							
Parcel ID:	010-1380-02590						
Document:	Abstract - 01454062						
Document:	Torrens - 1061986.0						
Document Date:	09/23/2022						
Legal Description Details							
Plat Name:	EAST LAWN DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	023			
Description:	LOT 4 AND WLY 1/2 OF LOT 5						
Taxpayer Details							
Taxpayer Name	FIORANI CHRISTINE						
and Address:	2016 E 9TH ST DULUTH MN 55812						
Owner Details							
Owner Name	FIORANI CHRISTINE						
Payable 2025 Tax Summary							
2025 - Net Tax				\$5,041.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$5,070.00			
Current Tax Due (as of 4/28/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,535.00	2025 - 2nd Half Tax	\$2,535.00	2025 - 1st Half Tax Due	\$2,535.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,535.00		
2025 - 1st Half Due	\$2,535.00	2025 - 2nd Half Due	\$2,535.00	2025 - Total Due	\$5,070.00		
Parcel Details							
Property Address:	2016 E 9TH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	FIORANI, CHRISTINE 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)	\$33,600	\$358,700	\$392,300	\$0	\$0	-
Total:		\$33,600	\$358,700	\$392,300	\$0	\$0	3811



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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: 75.00
Lot Depth: 140.00

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	834	1,534	AVG Quality / 614 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	7	2	14	BASEMENT
BAS	1	15	8	120	BASEMENT
BAS	2	28	25	700	BASEMENT
DK	1	0	0	240	PIERS AND FOOTINGS
DK	1	4	5	20	-
OP	1	4	5	20	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	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	1987	768	768	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	32	24	768	FLOATING SLAB

Improvement 3 Details (ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	100	100	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	10	100	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2022	\$377,500	251419
05/2013	\$245,000	201425
03/1998	\$95,000	120881



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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	\$51,700	\$328,800	\$380,500	\$0	\$0	-
	Total	\$51,700	\$328,800	\$380,500	\$0	\$0	3,682.00
2023 Payable 2024	201	\$51,700	\$312,400	\$364,100	\$0	\$0	-
	Total	\$51,700	\$312,400	\$364,100	\$0	\$0	3,596.00
2022 Payable 2023	201	\$49,000	\$296,200	\$345,200	\$0	\$0	-
	Total	\$49,000	\$296,200	\$345,200	\$0	\$0	3,390.00
2021 Payable 2022	201	\$41,600	\$251,500	\$293,100	\$0	\$0	-
	Total	\$41,600	\$251,500	\$293,100	\$0	\$0	2,822.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,071.00	\$25.00	\$5,096.00	\$51,065	\$308,564	\$359,629	
2023	\$5,073.00	\$25.00	\$5,098.00	\$48,124	\$290,904	\$339,028	
2022	\$4,653.00	\$25.00	\$4,678.00	\$40,058	\$242,181	\$282,239	

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