



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/5/2025 10:56:06 PM

General Details							
Parcel ID:	010-1460-02050						
Document:	Abstract - 01466559						
Document Date:	05/02/2023						
Legal Description Details							
Plat Name:	ENDION DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0009	031			
Description:	LOT: 0009 BLOCK:031						
Taxpayer Details							
Taxpayer Name	FORCIER JOHN R						
and Address:	2331 LONDON RD DULUTH MN 55812						
Owner Details							
Owner Name	FORCIER JOHN R						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,001.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$3,030.00</b>				
Current Tax Due (as of 5/4/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,515.00	2025 - 2nd Half Tax	\$1,515.00	2025 - 1st Half Tax Due	\$1,515.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,515.00		
<b>2025 - 1st Half Due</b>	<b>\$1,515.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,515.00</b>	<b>2025 - Total Due</b>	<b>\$3,030.00</b>		
Parcel Details							
Property Address:	2331 LONDON RD, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	FORCIER, JOHN 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)	\$134,000	\$151,200	\$285,200	\$0	\$0	-
<b>Total:</b>		<b>\$134,000</b>	<b>\$151,200</b>	<b>\$285,200</b>	<b>\$0</b>	<b>\$0</b>	<b>2643</b>



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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:** 140.00

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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1954	1,360	1,360	AVG Quality / 315 Ft <sup>2</sup>	5SS - SNGL STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	308	FOUNDATION
BAS	1	0	0	976	BASEMENT
BAS	1	19	4	76	BASEMENT
DK	0	25	10	250	POST ON GROUND
LT	0	36	12	432	POST ON GROUND
OP	0	7	4	28	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.75 BATHS	3 BEDROOMS	6 ROOMS		1	CENTRAL, GAS

## Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1991	572	572	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	22	26	572	FLOATING SLAB

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2023	\$265,000	253922
09/2017	\$175,000	223345
06/2006	\$210,000	171957
11/2001	\$120,900	143314
05/1997	\$87,900	117154
06/1994	\$75,000	117153



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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	\$134,000	\$108,200	\$242,200	\$0	\$0	-
	Total	\$134,000	\$108,200	\$242,200	\$0	\$0	2,174.00
2023 Payable 2024	201	\$134,000	\$107,200	\$241,200	\$0	\$0	-
	Total	\$134,000	\$107,200	\$241,200	\$0	\$0	2,257.00
2022 Payable 2023	204	\$127,100	\$101,600	\$228,700	\$0	\$0	-
	Total	\$127,100	\$101,600	\$228,700	\$0	\$0	2,287.00
2021 Payable 2022	204	\$127,100	\$101,600	\$228,700	\$0	\$0	-
	Total	\$127,100	\$101,600	\$228,700	\$0	\$0	2,287.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,201.00	\$25.00	\$3,226.00	\$125,371	\$100,297	\$225,668	
2023	\$3,417.00	\$25.00	\$3,442.00	\$127,100	\$101,600	\$228,700	
2022	\$3,755.00	\$25.00	\$3,780.00	\$127,100	\$101,600	\$228,700	

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