



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 1:46:04 PM

| General Details                                   |                     |                                        |               |                         |                 |                 |                     |
|---------------------------------------------------|---------------------|----------------------------------------|---------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        |                     | 010-1480-03370                         |               |                         |                 |                 |                     |
| Document:                                         |                     | Abstract - 01520763                    |               |                         |                 |                 |                     |
| Document:                                         |                     | Torrens - 1095277.0                    |               |                         |                 |                 |                     |
| Document Date:                                    |                     | 09/11/2025                             |               |                         |                 |                 |                     |
| Legal Description Details                         |                     |                                        |               |                         |                 |                 |                     |
| Plat Name:                                        |                     | ENDION DIVISION OF DULUTH              |               |                         |                 |                 |                     |
| Section                                           |                     | Township                               |               | Range                   |                 | Lot             | Block               |
| -                                                 |                     | -                                      |               | -                       |                 | -               | 070                 |
| Description:                                      |                     | N 45 FT OF S 80 FT OF LOTS 1 AND 2     |               |                         |                 |                 |                     |
| Taxpayer Details                                  |                     |                                        |               |                         |                 |                 |                     |
| Taxpayer Name                                     |                     | HAGN LLC                               |               |                         |                 |                 |                     |
| and Address:                                      |                     | 540 BRAEMAR LN<br>TWO HARBORS MN 55616 |               |                         |                 |                 |                     |
| Owner Details                                     |                     |                                        |               |                         |                 |                 |                     |
| Owner Name                                        |                     | ADAMS NICHOLAS                         |               |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                     |                                        |               |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                     |                                        |               | \$4,881.00              |                 |                 |                     |
| 2025 - Special Assessments                        |                     |                                        |               | \$29.00                 |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                     |                                        |               | <b>\$4,910.00</b>       |                 |                 |                     |
| Current Tax Due (as of 12/13/2025)                |                     |                                        |               |                         |                 |                 |                     |
| Due May 15                                        |                     | Due October 15                         |               |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$2,455.00          | 2025 - 2nd Half Tax                    | \$2,455.00    | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$2,455.00          | 2025 - 2nd Half Tax Paid               | \$2,455.00    | 2025 - 2nd Half Tax Due | \$0.00          |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>       | <b>2025 - 2nd Half Due</b>             | <b>\$0.00</b> | <b>2025 - Total Due</b> | <b>\$0.00</b>   |                 |                     |
| Parcel Details                                    |                     |                                        |               |                         |                 |                 |                     |
| Property Address:                                 |                     | 220 N 16TH AVE E, DULUTH MN            |               |                         |                 |                 |                     |
| School District:                                  |                     | 709                                    |               |                         |                 |                 |                     |
| Tax Increment District:                           |                     | -                                      |               |                         |                 |                 |                     |
| Property/Homesteader:                             |                     | -                                      |               |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |                     |                                        |               |                         |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status | Land<br>EMV                            | Bldg<br>EMV   | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 207                                               | 0 - Non Homestead   | \$16,300                               | \$292,900     | \$309,200               | \$0             | \$0             | -                   |
| Total:                                            |                     | \$16,300                               | \$292,900     | \$309,200               | \$0             | \$0             | 3865                |



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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: 0.00  
Lot Depth: 0.00

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 (Duplex)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish                   | Style Code & Desc.              |
|------------------|---------------|----------------------------|----------------------------|-----------------------------------|---------------------------------|
| HOUSE            | 1891          | 972                        | 2,186                      | AVG Quality / 486 Ft <sup>2</sup> | 2MF - DUP&TRI                   |
| Segment          | Story         | Width                      | Length                     | Area                              | Foundation                      |
| BAS              | 2             | 1                          | 7                          | 7                                 | BASEMENT WITH EXTERIOR ENTRANCE |
| BAS              | 2.2           | 3                          | 14                         | 42                                | BASEMENT WITH EXTERIOR ENTRANCE |
| BAS              | 2.2           | 13                         | 23                         | 299                               | BASEMENT WITH EXTERIOR ENTRANCE |
| BAS              | 2.2           | 24                         | 26                         | 624                               | BASEMENT WITH EXTERIOR ENTRANCE |
| OP               | 0             | 4                          | 7                          | 28                                | POST ON GROUND                  |
| OP               | 0             | 5                          | 7                          | 35                                | POST ON GROUND                  |
| OP               | 0             | 8                          | 23                         | 184                               | POST ON GROUND                  |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                              |                                 |
| 2.0 BATHS        | 5+ BEDROOM    | -                          | -                          | CENTRAL, GAS                      |                                 |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 04/2007   | \$76,000       | 176785     |
| 06/1999   | \$64,000       | 128554     |

## Assessment History

| Year              | Class Code<br>(Legend) | Land EMV | Bldg EMV  | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|----------|-----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 207                    | \$16,300 | \$275,900 | \$292,200 | \$0          | \$0          | -                |
|                   | Total                  | \$16,300 | \$275,900 | \$292,200 | \$0          | \$0          | 3,653.00         |
| 2023 Payable 2024 | 207                    | \$19,200 | \$238,100 | \$257,300 | \$0          | \$0          | -                |
|                   | Total                  | \$19,200 | \$238,100 | \$257,300 | \$0          | \$0          | 3,216.00         |
| 2022 Payable 2023 | 207                    | \$18,100 | \$223,300 | \$241,400 | \$0          | \$0          | -                |
|                   | Total                  | \$18,100 | \$223,300 | \$241,400 | \$0          | \$0          | 3,018.00         |
| 2021 Payable 2022 | 207                    | \$15,100 | \$194,900 | \$210,000 | \$0          | \$0          | -                |
|                   | Total                  | \$15,100 | \$194,900 | \$210,000 | \$0          | \$0          | 2,625.00         |

## Tax Detail History

| Tax Year | Tax        | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024     | \$4,433.00 | \$25.00             | \$4,458.00                      | \$19,200        | \$238,100           | \$257,300        |
| 2023     | \$4,415.00 | \$25.00             | \$4,440.00                      | \$18,100        | \$223,300           | \$241,400        |
| 2022     | \$4,217.00 | \$25.00             | \$4,242.00                      | \$15,100        | \$194,900           | \$210,000        |



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