



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/18/2025 7:02:54 PM

General Details							
Parcel ID:	010-1480-10550						
Document:	Torrens - 1058904.0						
Document Date:	06/25/2022						
Legal Description Details							
Plat Name:	ENDION DIVISION OF DULUTH						
	Section	Township	Range	Lot	Block		
	-	-	-	0013	109		
Description:	LOT: 0013 BLOCK:109						
Taxpayer Details							
Taxpayer Name	COMSTOCK ASHLEY NICHOLE						
and Address:	1315 E 7TH ST DULUTH MN 55805						
Owner Details							
Owner Name	COMSTOCK ASHLEY NICHOLE						
Payable 2025 Tax Summary							
	2025 - Net Tax			\$2,643.00			
	2025 - Special Assessments			\$29.00			
	<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$2,672.00</b>			
Current Tax Due (as of 9/17/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,336.00	2025 - 2nd Half Tax	\$1,336.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,336.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,336.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,336.00</b>	<b>2025 - Total Due</b>	<b>\$1,336.00</b>		
Parcel Details							
Property Address:	1315 E 7TH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	DRESSEL, MATTHEW E & ASHLEY N						
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)	\$25,600	\$186,400	\$212,000	\$0	\$0	-
<b>Total:</b>		<b>\$25,600</b>	<b>\$186,400</b>	<b>\$212,000</b>	<b>\$0</b>	<b>\$0</b>	<b>1845</b>



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## Land Details

<b>Deeded Acres:</b>	0.00
<b>Waterfront:</b>	-
<b>Water Front Feet:</b>	0.00
<b>Water Code &amp; Desc:</b>	P - PUBLIC
<b>Gas Code &amp; Desc:</b>	P - PUBLIC
<b>Sewer Code &amp; Desc:</b>	P - PUBLIC
<b>Lot Width:</b>	50.00
<b>Lot Depth:</b>	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](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	1917	828	1,167	U Quality / 0 Ft <sup>2</sup>	2XB - EXP BNLW	
<b>Segment</b>		<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS		1	12	14	168	BASEMENT
BAS		1.5	26	24	624	BASEMENT
BAS		1.7	4	9	36	BASEMENT
OP		0	0	0	172	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>	
1.0 BATH	3 BEDROOMS	-		-	CENTRAL, GAS	

## Improvement 2 Details (Garage)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.	
GARAGE	1999	440	440	-	DETACHED	
<b>Segment</b>		<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS		1	22	20	440	FLOATING SLAB

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
03/2015	\$152,000	210005
07/2008	\$132,000	183373
07/1996	\$37,500	110365

## 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	\$25,600	\$192,200	\$217,800	\$0	\$0	-
	<b>Total</b>	<b>\$25,600</b>	<b>\$192,200</b>	<b>\$217,800</b>	<b>\$0</b>	<b>\$0</b>	<b>1,909.00</b>
2023 Payable 2024	201	\$30,500	\$163,500	\$194,000	\$0	\$0	-
	<b>Total</b>	<b>\$30,500</b>	<b>\$163,500</b>	<b>\$194,000</b>	<b>\$0</b>	<b>\$0</b>	<b>1,742.00</b>
2022 Payable 2023	201	\$28,800	\$154,900	\$183,700	\$0	\$0	-
	<b>Total</b>	<b>\$28,800</b>	<b>\$154,900</b>	<b>\$183,700</b>	<b>\$0</b>	<b>\$0</b>	<b>1,630.00</b>
2021 Payable 2022	201	\$34,600	\$107,000	\$141,600	\$0	\$0	-
	<b>Total</b>	<b>\$34,600</b>	<b>\$107,000</b>	<b>\$141,600</b>	<b>\$0</b>	<b>\$0</b>	<b>1,171.00</b>



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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	\$2,483.00	\$25.00	\$2,508.00	\$27,390	\$146,830	\$174,220
2023	\$2,467.00	\$25.00	\$2,492.00	\$25,554	\$137,439	\$162,993
2022	\$1,965.00	\$25.00	\$1,990.00	\$28,614	\$88,490	\$117,104

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