



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 2:46:28 PM

General Details							
Parcel ID:	010-1960-00230						
Document:	Torrens - 1073111.0						
Document Date:	09/29/2023						
Legal Description Details							
Plat Name:	GRANT PARK DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0003	002			
Description:	LOT: 0003 BLOCK:002						
Taxpayer Details							
Taxpayer Name	COCHNAUER TY & SHELBY						
and Address:	3014 PIEDMONT AVE DULUTH MN 55811-2838						
Owner Details							
Owner Name	COCHNAUER SHELBY						
Owner Name	COCHNAUER TY						
Payable 2025 Tax Summary							
2025 - Net Tax			\$1,063.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$1,092.00				
Current Tax Due (as of 4/27/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$546.00		2025 - 2nd Half Tax \$546.00			2025 - 1st Half Tax Due \$546.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$546.00		
2025 - 1st Half Due \$546.00		2025 - 2nd Half Due \$546.00			2025 - Total Due \$1,092.00		
Parcel Details							
Property Address:	3014 PIEDMONT AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	COCHNAUER, TY A & SHELBY 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)	\$41,100	\$196,100	\$237,200	\$0	\$0	-
Total:		\$41,100	\$196,100	\$237,200	\$0	\$0	872



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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: 60.00
Lot Depth: 225.00

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	1941	768	1,128	U Quality / 0 Ft ²	EXB - EXP BUNGLW
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	4	48	BASEMENT
BAS	1.5	24	30	720	BASEMENT
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	3 BEDROOMS	6 ROOMS	0	C&AIR_COND, GAS	

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1941	200	200	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	20	10	200	FOUNDATION

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2023	\$240,000	256118
01/2023	\$132,500	252919

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	\$41,100	\$186,800	\$227,900	\$0	\$0	-
	Total	\$41,100	\$186,800	\$227,900	\$0	\$0	779.00
2023 Payable 2024	204	\$46,900	\$145,700	\$192,600	\$0	\$0	-
	Total	\$46,900	\$145,700	\$192,600	\$0	\$0	1,926.00
2022 Payable 2023	201	\$46,900	\$143,300	\$190,200	\$0	\$0	-
	Total	\$46,900	\$143,300	\$190,200	\$0	\$0	1,701.00
2021 Payable 2022	201	\$39,900	\$122,200	\$162,100	\$0	\$0	-
	Total	\$39,900	\$122,200	\$162,100	\$0	\$0	1,394.00



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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	\$2,713.00	\$25.00	\$2,738.00	\$46,900	\$145,700	\$192,600
2023	\$2,571.00	\$25.00	\$2,596.00	\$41,938	\$128,140	\$170,078
2022	\$2,329.00	\$25.00	\$2,354.00	\$34,325	\$105,124	\$139,449

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