



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 1:29:28 PM

General Details							
Parcel ID:	010-1960-00280						
Document:	Torrens - 740/252						
Document Date:	04/16/1998						
Legal Description Details							
Plat Name:	GRANT PARK DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0002	003			
Description:	Lots 2, 3, AND 4, Block 3, EXCEPT that part of Lot 4, Block 3, lying adjacent to Piedmont Avenue, described as follows: Beginning at the Southeast corner of said Lot and running thence Northwesterly on a 6deg13' curve to the right to the Northwest corner of said Lot; thence Southeasterly along the boundary line of said Lot for distances of 88.05 AND 74.98 feet to the Point of Beginning.						
Taxpayer Details							
Taxpayer Name and Address:	HAUGEN DAVID M 2860 PIEDMONT AVE DULUTH MN 55811-2993						
Owner Details							
Owner Name	PIEDMONT HEIGHTS DENTAL ASSOC II						
Payable 2025 Tax Summary							
2025 - Net Tax				\$20,430.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$20,430.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$10,215.00	2025 - 2nd Half Tax	\$10,215.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$10,215.00	2025 - 2nd Half Tax Paid	\$10,215.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	2860 PIEDMONT AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	-						
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
233	0 - Non Homestead	\$73,600	\$1,426,800	\$1,500,400	\$0	\$0	-
Total:		\$73,600	\$1,426,800	\$1,500,400	\$0	\$0	29258



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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: 250.00

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 (DENTAL OFC)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
MEDICAL OFFICE	1977	5,928	5,928	-	DEN - DENTAL OFC
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	5,928	BASEMENT
BMT	1	0	0	5,928	FOUNDATION

Improvement 2 Details (PARKING)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
PARKING LOT	1985	11,600	11,600	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	11,600	-

Improvement 3 Details (PARKING)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
PARKING LOT	1985	1,804	1,804	-	A - ASPHALT
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	1,804	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/1998	\$700,000 (This is part of a multi parcel sale.)	120965

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	233	\$71,100	\$630,600	\$701,700	\$0	\$0	-
	Total	\$71,100	\$630,600	\$701,700	\$0	\$0	13,284.00
2023 Payable 2024	233	\$71,100	\$630,600	\$701,700	\$0	\$0	-
	Total	\$71,100	\$630,600	\$701,700	\$0	\$0	13,284.00
2022 Payable 2023	233	\$71,100	\$630,600	\$701,700	\$0	\$0	-
	Total	\$71,100	\$630,600	\$701,700	\$0	\$0	13,284.00
2021 Payable 2022	233	\$71,100	\$630,700	\$701,800	\$0	\$0	-
	Total	\$71,100	\$630,700	\$701,800	\$0	\$0	13,286.00



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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	\$21,008.00	\$0.00	\$21,008.00	\$71,100	\$630,600	\$701,700
2023	\$22,526.00	\$0.00	\$22,526.00	\$71,100	\$630,600	\$701,700
2022	\$24,990.00	\$0.00	\$24,990.00	\$71,100	\$630,700	\$701,800

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