



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 9:47:07 AM

General Details							
Parcel ID:	010-1960-00620						
Document:	Torrens - 1063411.0						
Document Date:	11/02/2022						
Legal Description Details							
Plat Name:	GRANT PARK DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0032	004			
Description:	LOT: 0032 BLOCK:004						
Taxpayer Details							
Taxpayer Name	KEARNS CHARLES & MANGAN ANNA						
and Address:	2846 HUTCHINSON RD DULUTH MN 55811						
Owner Details							
Owner Name	KEARNS CHARLES						
Owner Name	MANGAN ANNA						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,291.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$3,320.00</b>				
Current Tax Due (as of 4/27/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,660.00	2025 - 2nd Half Tax	\$1,660.00	2025 - 1st Half Tax Due	\$1,660.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,660.00		
<b>2025 - 1st Half Due</b>	<b>\$1,660.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,660.00</b>	<b>2025 - Total Due</b>	<b>\$3,320.00</b>		
Parcel Details							
Property Address:	2846 HUTCHINSON RD, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	KEARNS,CHARLES J&MANGAN,ANNA O						
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)	\$57,100	\$215,100	\$272,200	\$0	\$0	-
Total:		\$57,100	\$215,100	\$272,200	\$0	\$0	2501



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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:** 80.00  
**Lot Depth:** 500.00

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	1921	720	1,080	AVG Quality / 360 Ft <sup>2</sup>	EXB - EXP BUNGLW
Segment	Story	Width	Length	Area	Foundation
BAS	1.5	0	0	720	BASEMENT
CW	1	4	7	28	BASEMENT
DK	1	0	0	386	POST ON GROUND
DK	1	3	7	21	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	7 ROOMS		0	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	1943	352	352	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	22	352	POST ON GROUND
LT	1	12	16	192	POST ON GROUND

## Improvement 3 Details (SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	80	80	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2018	\$205,000	229731
08/2006	\$143,200	173433
05/2004	\$103,000	158744
08/1998	\$55,500	123143



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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	\$57,100	\$204,800	\$261,900	\$0	\$0	-
	Total	\$57,100	\$204,800	\$261,900	\$0	\$0	2,389.00
2023 Payable 2024	201	\$65,300	\$180,200	\$245,500	\$0	\$0	-
	Total	\$65,300	\$180,200	\$245,500	\$0	\$0	2,304.00
2022 Payable 2023	201	\$65,300	\$177,200	\$242,500	\$0	\$0	-
	Total	\$65,300	\$177,200	\$242,500	\$0	\$0	2,271.00
2021 Payable 2022	201	\$55,600	\$151,100	\$206,700	\$0	\$0	-
	Total	\$55,600	\$151,100	\$206,700	\$0	\$0	1,881.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,267.00	\$25.00	\$3,292.00	\$61,272	\$169,083	\$230,355	
2023	\$3,415.00	\$25.00	\$3,440.00	\$61,149	\$165,936	\$227,085	
2022	\$3,121.00	\$25.00	\$3,146.00	\$50,587	\$137,476	\$188,063	

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