



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 9:42:10 AM

General Details					
Parcel ID:	010-1960-00715				
Document:	Torrens - 863197.0				
Document Date:	12/12/2008				
Legal Description Details					
Plat Name:	GRANT PARK DIVISION OF DULUTH				
Section	Township	Range	Lot	Block	
-	-	-	-	004	
Description:	That part of Lot 5, Block 4, described as follows: Beginning at the Southwest corner of Lot 5; thence Northeast along the northwest line of Lot 5 for a distance of 32.20 feet; thence South for a distance of 48.15 feet to the southwest line of Lot 5; thence Northwest along the southwest line of Lot 5 for a distance of 35.80 feet to the Point of Beginning. AND That part of Lot 6, Block 4, described as follows: Beginning at the Southeast corner of Lot 6; thence Northwest along the southwest line of Lot 6 for a distance of 54.52 feet; thence East for a distance of 60.40 feet; thence South for a distance of 19.00 feet to the southeast line of Lot 6; thence Southwest along the southeast line of Lot 6 for a distance of 32.20 feet to the Point of Beginning. AND That part of Lots 41 AND 42, Block 4, described as follows: Beginning at the Southeast corner of said Lot 42; thence Northwesterly on the northeasterly line of said Lots 41 AND 42, a distance of 224.64 feet to a point; thence Southerly at an angle of 41deg58' from the last described line, a distance of 167.04 feet to the north line of Nanticoke Street; thence Easterly at right angles to the last mentioned line, a distance of 150.22 feet to the Point of Beginning, EXCEPT that part of Lot 42 beginning at the Southeast corner of Lot 42; thence West along the south line of Lot 42 for 66.54 feet; thence North at a 90 degree angle to the south line of Lot 42 for a distance of 73.97 feet to the northeast line of Lot 42; thence Southeast along the northeast line of Lot 42 for a distance of 99.51 feet to the Point of Beginning.				
Taxpayer Details					
Taxpayer Name and Address:	HAMMER DAVID M HABUKA MIAKI 2545 NANTICOKE ST DULUTH MN 55811				
Owner Details					
Owner Name	HABUKA MIAKI				
Owner Name	HAMMER DAVID M				
Payable 2025 Tax Summary					
2025 - Net Tax		\$3,277.00			
2025 - Special Assessments		\$29.00			
2025 - Total Tax & Special Assessments		\$3,306.00			
Current Tax Due (as of 4/27/2025)					
Due May 15		Due October 15		Total Due	
2025 - 1st Half Tax	\$1,653.00	2025 - 2nd Half Tax	\$1,653.00	2025 - 1st Half Tax Due	\$1,653.00
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,653.00
2025 - 1st Half Due	\$1,653.00	2025 - 2nd Half Due	\$1,653.00	2025 - Total Due	\$3,306.00
Parcel Details					
Property Address:	2545 NANTICOKE ST, DULUTH MN				
School District:	709				
Tax Increment District:	-				
Property/Homesteader:	HAMMER, DAVID M				



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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)	\$38,800	\$233,200	\$272,000	\$0	\$0	-
Total:		\$38,800	\$233,200	\$272,000	\$0	\$0	2499
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 .							
Improvement 1 Details (HOUSE)							
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish		Style Code & Desc.
HOUSE	1951	932		1,348	AVG Quality / 375 Ft ²		EXB - EXP BUNGLW
Segment		Story	Width	Length	Area	Foundation	
BAS		1	10	10	100	BASEMENT	
BAS		1.5	26	32	832	BASEMENT	
DK		1	10	15	150	POST ON GROUND	
Bath Count		Bedroom Count		Room Count		Fireplace Count	
1.0 BATH		3 BEDROOMS		8 ROOMS		1	
						HVAC	
						CENTRAL, GAS	
Improvement 2 Details (GARAGE)							
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish		Style Code & Desc.
GARAGE	1967	576		576	-		DETACHED
Segment		Story	Width	Length	Area	Foundation	
BAS		1	24	24	576	FLOATING SLAB	
Improvement 3 Details (SHED #1)							
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish		Style Code & Desc.
STORAGE BUILDING	0	80		80	-		-
Segment		Story	Width	Length	Area	Foundation	
BAS		1	8	10	80	POST ON GROUND	
Improvement 4 Details (SHED #2)							
Improvement Type	Year Built	Main Floor Ft ²		Gross Area Ft ²	Basement Finish		Style Code & Desc.
STORAGE BUILDING	0	96		96	-		-
Segment		Story	Width	Length	Area	Foundation	
BAS		1	8	12	96	POST ON GROUND	
Sales Reported to the St. Louis County Auditor							
Sale Date		Purchase Price			CRV Number		
12/2008		\$130,000 (This is part of a multi parcel sale.)			184644		



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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	\$38,800	\$222,100	\$260,900	\$0	\$0	-
	Total	\$38,800	\$222,100	\$260,900	\$0	\$0	2,378.00
2023 Payable 2024	201	\$44,200	\$195,500	\$239,700	\$0	\$0	-
	Total	\$44,200	\$195,500	\$239,700	\$0	\$0	2,240.00
2022 Payable 2023	201	\$44,200	\$192,300	\$236,500	\$0	\$0	-
	Total	\$44,200	\$192,300	\$236,500	\$0	\$0	2,205.00
2021 Payable 2022	201	\$37,700	\$164,000	\$201,700	\$0	\$0	-
	Total	\$37,700	\$164,000	\$201,700	\$0	\$0	1,826.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,177.00	\$25.00	\$3,202.00	\$41,311	\$182,722	\$224,033	
2023	\$3,319.00	\$25.00	\$3,344.00	\$41,218	\$179,327	\$220,545	
2022	\$3,031.00	\$25.00	\$3,056.00	\$34,132	\$148,481	\$182,613	

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