



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/3/2025 1:11:35 PM

General Details							
Parcel ID:	010-2010-00120						
Document:	Torrens - 1000084						
Document Date:	07/09/2018						
Legal Description Details							
Plat Name:	GREYSOLON FARMS 1ST DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	001			
Description:	LOT 10 AND N1/2 OF LOT 11						
Taxpayer Details							
Taxpayer Name	WEDLUND STEPHANIE & BRIAN						
and Address:	2333 FREDERICK ST DULUTH MN 55803						
Owner Details							
Owner Name	WEDLUND BRIAN						
Owner Name	WEDLUND STEPHANIE						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,531.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$4,560.00				
Current Tax Due (as of 5/2/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,280.00	2025 - 2nd Half Tax	\$2,280.00	2025 - 1st Half Tax Due	\$2,280.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,280.00		
2025 - 1st Half Due	\$2,280.00	2025 - 2nd Half Due	\$2,280.00	2025 - Total Due	\$4,560.00		
Parcel Details							
Property Address:	2333 FREDERICK ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	WEDLUND, STEPHANIE & BRIAN						
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)	\$70,700	\$282,400	\$353,100	\$0	\$0	-
Total:		\$70,700	\$282,400	\$353,100	\$0	\$0	3389



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Land Details

Deeded Acres: 0.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: -
Gas Code & Desc: -
Sewer Code & Desc: -
Lot Width: 150.00
Lot Depth: 415.00

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	1973	1,200	1,200	AVG Quality / 1000 Ft ²	4SL - SPLIT LVL
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	50	1,200	BASEMENT
DK	1	7	9	63	PIERS AND FOOTINGS
DK	1	14	20	280	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	7 ROOMS		1	CENTRAL, GAS

Improvement 2 Details (26X32 DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2002	832	832	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	32	832	FLOATING SLAB

Improvement 3 Details (10X22 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	220	220	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	22	220	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2018	\$302,500 (This is part of a multi parcel sale.)	226986
01/2015	\$267,000 (This is part of a multi parcel sale.)	209135
08/1999	\$145,500	129843
10/1998	\$114,000	125266



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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	\$68,300	\$277,100	\$345,400	\$0	\$0	-
	Total	\$68,300	\$277,100	\$345,400	\$0	\$0	3,305.00
2023 Payable 2024	201	\$72,200	\$265,600	\$337,800	\$0	\$0	-
	Total	\$72,200	\$265,600	\$337,800	\$0	\$0	3,316.00
2022 Payable 2023	201	\$62,900	\$229,300	\$292,200	\$0	\$0	-
	Total	\$62,900	\$229,300	\$292,200	\$0	\$0	2,818.00
2021 Payable 2022	201	\$54,600	\$198,700	\$253,300	\$0	\$0	-
	Total	\$54,600	\$198,700	\$253,300	\$0	\$0	2,393.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,679.00	\$25.00	\$4,704.00	\$70,867	\$260,698	\$331,565	
2023	\$4,225.00	\$25.00	\$4,250.00	\$60,653	\$221,109	\$281,762	
2022	\$3,953.00	\$25.00	\$3,978.00	\$51,582	\$187,716	\$239,298	

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