



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 4:01:23 PM

General Details							
Parcel ID:	010-2010-00190						
Document:	Torrens - 1013006.0						
Document Date:	07/18/2019						
Legal Description Details							
Plat Name:	GREYSOLON FARMS 1ST DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	002			
Description:	WLY 321 FT OF LOTS 1 2 AND 3						
Taxpayer Details							
Taxpayer Name	KASTURI KANNAN & KANNAN ANUSHA						
and Address:	2308 LOCHAIRE AVE						
	DULUTH MN 55803						
Owner Details							
Owner Name	KANNAN ANUSHA						
Owner Name	KASTURI KANNAN						
Payable 2025 Tax Summary							
2025 - Net Tax				\$8,979.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$9,008.00			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$4,504.00	2025 - 2nd Half Tax	\$4,504.00		2025 - 1st Half Tax Due	\$4,504.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$4,504.00	
2025 - 1st Half Due	\$4,504.00	2025 - 2nd Half Due	\$4,504.00		2025 - Total Due	\$9,008.00	
Parcel Details							
Property Address:	2308 LOCHAIRE 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
204	0 - Non Homestead	\$151,900	\$492,100	\$644,000	\$0	\$0	-
Total:		\$151,900	\$492,100	\$644,000	\$0	\$0	6800



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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:	100.00
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/frnPlatStatPopUp.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	2000	1,223	2,326	AVG Quality / 900 Ft ²	4MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	WALKOUT BASEMENT
BAS	2	4	13	52	WALKOUT BASEMENT
BAS	2	27	37	999	WALKOUT BASEMENT
DK	1	4	10	40	CANTILEVER
DK	1	10	27	270	PIERS AND FOOTINGS
OP	1	4	10	40	FOUNDATION
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.5 BATHS	4 BEDROOMS	8 ROOMS	1	C&AC&EXCH, GAS	

Improvement 2 Details (22X25 AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2000	550	550	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	25	550	FOUNDATION

Improvement 3 Details (8X9 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	72	72	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	9	72	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2019	\$499,000 (This is part of a multi parcel sale.)	232872
06/2012	\$359,900 (This is part of a multi parcel sale.)	197730
04/1999	\$42,000 (This is part of a multi parcel sale.)	127182



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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	204	\$146,500	\$482,700	\$629,200	\$0	\$0	-
	Total	\$146,500	\$482,700	\$629,200	\$0	\$0	6,615.00
2023 Payable 2024	204	\$140,100	\$519,300	\$659,400	\$0	\$0	-
	Total	\$140,100	\$519,300	\$659,400	\$0	\$0	6,993.00
2022 Payable 2023	204	\$121,300	\$448,400	\$569,700	\$0	\$0	-
	Total	\$121,300	\$448,400	\$569,700	\$0	\$0	5,871.00
2021 Payable 2022	204	\$105,900	\$388,500	\$494,400	\$0	\$0	-
	Total	\$105,900	\$388,500	\$494,400	\$0	\$0	4,944.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$9,789.00	\$25.00	\$9,814.00	\$140,100	\$519,300	\$659,400	
2023	\$8,743.00	\$25.00	\$8,768.00	\$121,300	\$448,400	\$569,700	
2022	\$8,117.00	\$25.00	\$8,142.00	\$105,900	\$388,500	\$494,400	

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