



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/2/2026 9:20:19 AM

General Details							
Parcel ID:	010-2010-00310						
Document:	Torrens - 1036079.0						
Document Date:	01/14/2021						
Legal Description Details							
Plat Name:	GREYSOLON FARMS 1ST DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	05	002			
Description:	Lots 5 and 6, Block 2						
Taxpayer Details							
Taxpayer Name	SCHNELL CLAYTON F & ANDREA R						
and Address:	2322 LOCHAIRE AVE DULUTH MN 55803						
Owner Details							
Owner Name	SCHNELL ANDREA R						
Owner Name	SCHNELL CLAYTON F						
Payable 2026 Tax Summary							
2026 - Net Tax			\$7,446.00				
2026 - Special Assessments			\$34.00				
<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$7,480.00</b>				
Current Tax Due (as of 4/1/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$3,740.00	2026 - 2nd Half Tax	\$3,740.00	2026 - 1st Half Tax Due	\$3,740.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$3,740.00		
<b>2026 - 1st Half Due</b>	<b>\$3,740.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$3,740.00</b>	<b>2026 - Total Due</b>	<b>\$7,480.00</b>		
Parcel Details							
Property Address:	2322 LOCHAIRE AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	SCHNELL, CLAYTON F & ANDREA R						
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)	\$153,500	\$371,100	\$524,600	\$0	\$0	-
<b>Total:</b>		<b>\$153,500</b>	<b>\$371,100</b>	<b>\$524,600</b>	<b>\$0</b>	<b>\$0</b>	<b>5308</b>



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Land Details					
<b>Deeded Acres:</b>	0.00				
<b>Waterfront:</b>	-				
<b>Water Front Feet:</b>	0.00				
<b>Water Code &amp; Desc:</b>	-				
<b>Gas Code &amp; Desc:</b>	-				
<b>Sewer Code &amp; Desc:</b>	-				
<b>Lot Width:</b>	100.00				
<b>Lot Depth:</b>	643.00				
The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> .					
Improvement 1 Details (House)					
<b>Improvement Type</b>	<b>Year Built</b>	<b>Main Floor Ft<sup>2</sup></b>	<b>Gross Area Ft<sup>2</sup></b>	<b>Basement Finish</b>	<b>Style Code &amp; Desc.</b>
HOUSE	1994	839	1,528	GD Quality / 839 Ft <sup>2</sup>	4MS - MULTI STRY
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	10	15	150	WALKOUT BASEMENT
BAS	2	0	0	50	WALKOUT BASEMENT
BAS	2	11	18	198	WALKOUT BASEMENT
BAS	2	17	23	391	WALKOUT BASEMENT
DK	1	0	0	302	PIERS AND FOOTINGS
DK	1	3	8	24	PIERS AND FOOTINGS
DK	1	6	11	66	PIERS AND FOOTINGS
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>	<b>Fireplace Count</b>	<b>HVAC</b>	
2.5 BATHS	3 BEDROOMS	3 ROOMS	0	CENTRAL, GAS	
Improvement 2 Details (22X22 DG)					
<b>Improvement Type</b>	<b>Year Built</b>	<b>Main Floor Ft<sup>2</sup></b>	<b>Gross Area Ft<sup>2</sup></b>	<b>Basement Finish</b>	<b>Style Code &amp; Desc.</b>
GARAGE	1994	484	484	-	ATTACHED
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	22	22	484	FOUNDATION
Improvement 3 Details (8X8 ST)					
<b>Improvement Type</b>	<b>Year Built</b>	<b>Main Floor Ft<sup>2</sup></b>	<b>Gross Area Ft<sup>2</sup></b>	<b>Basement Finish</b>	<b>Style Code &amp; Desc.</b>
STORAGE BUILDING	0	64	64	-	-
<b>Segment</b>	<b>Story</b>	<b>Width</b>	<b>Length</b>	<b>Area</b>	<b>Foundation</b>
BAS	1	8	8	64	POST ON GROUND
Sales Reported to the St. Louis County Auditor					
<b>Sale Date</b>	<b>Purchase Price</b>		<b>CRV Number</b>		
01/2021	\$305,500 (This is part of a multi parcel sale.)		241057		



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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
2025 Payable 2026	201	\$153,500	\$371,100	\$524,600	\$0	\$0	-
	<b>Total</b>	<b>\$153,500</b>	<b>\$371,100</b>	<b>\$524,600</b>	<b>\$0</b>	<b>\$0</b>	<b>5,308.00</b>
2024 Payable 2025	204	\$137,400	\$345,500	\$482,900	\$0	\$0	-
	<b>Total</b>	<b>\$137,400</b>	<b>\$345,500</b>	<b>\$482,900</b>	<b>\$0</b>	<b>\$0</b>	<b>4,829.00</b>
2023 Payable 2024	204	\$131,200	\$390,800	\$522,000	\$0	\$0	-
	<b>Total</b>	<b>\$131,200</b>	<b>\$390,800</b>	<b>\$522,000</b>	<b>\$0</b>	<b>\$0</b>	<b>5,275.00</b>
2022 Payable 2023	204	\$113,700	\$337,300	\$451,000	\$0	\$0	-
	<b>Total</b>	<b>\$113,700</b>	<b>\$337,300</b>	<b>\$451,000</b>	<b>\$0</b>	<b>\$0</b>	<b>4,510.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$6,589.00	\$29.00	\$6,618.00	\$137,400	\$345,500	\$482,900	
2024	\$7,419.00	\$25.00	\$7,444.00	\$131,200	\$390,800	\$522,000	
2023	\$6,737.00	\$25.00	\$6,762.00	\$113,700	\$337,300	\$451,000	

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