



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 11:14:35 AM

General Details							
Parcel ID:	010-2010-01860						
Document:	Torrens - 948781.0						
Document Date:	08/29/2014						
Legal Description Details							
Plat Name:	GREYSOLON FARMS 1ST DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0017	007			
Description:	LOT: 0017 BLOCK:007						
Taxpayer Details							
Taxpayer Name	MAJOR JOSHUA J & RACHEL L						
and Address:	2317 LOCHAIRE AVE DULUTH MN 55803						
Owner Details							
Owner Name	MAJOR JOSHUA J						
Owner Name	MAJOR RACHEL L						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,825.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$4,854.00				
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,427.00	2025 - 2nd Half Tax	\$2,427.00	2025 - 1st Half Tax Due	\$2,427.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,427.00		
2025 - 1st Half Due	\$2,427.00	2025 - 2nd Half Due	\$2,427.00	2025 - Total Due	\$4,854.00		
Parcel Details							
Property Address:	2317 LOCHAIRE AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	MAJOR, JOSHUA J & RACHEL L						
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)	\$67,100	\$306,500	\$373,600	\$0	\$0	-
Total:		\$67,100	\$306,500	\$373,600	\$0	\$0	3607



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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: 443.00

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	1,344	1,344	GD Quality / 672 Ft ²	4SS - SNGL STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	48	1,344	BASEMENT
OP	0	6	10	60	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.25 BATHS	3 BEDROOMS	7 ROOMS	0	CENTRAL, GAS	

Improvement 2 Details (24X28 AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1973	672	672	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	24	28	672	FOUNDATION

Improvement 3 Details (SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	100	100	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	10	100	POST ON GROUND

Improvement 4 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	462	462	-	B - BRICK
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	462	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2014	\$266,900	207362
11/2009	\$176,000	187913
09/1996	\$116,000	111782



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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	\$64,900	\$300,900	\$365,800	\$0	\$0	-
	Total	\$64,900	\$300,900	\$365,800	\$0	\$0	3,522.00
2023 Payable 2024	201	\$68,600	\$299,000	\$367,600	\$0	\$0	-
	Total	\$68,600	\$299,000	\$367,600	\$0	\$0	3,634.00
2022 Payable 2023	201	\$59,600	\$258,100	\$317,700	\$0	\$0	-
	Total	\$59,600	\$258,100	\$317,700	\$0	\$0	3,091.00
2021 Payable 2022	201	\$51,900	\$223,700	\$275,600	\$0	\$0	-
	Total	\$51,900	\$223,700	\$275,600	\$0	\$0	2,632.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,123.00	\$25.00	\$5,148.00	\$67,824	\$295,620	\$363,444	
2023	\$4,631.00	\$25.00	\$4,656.00	\$57,978	\$251,075	\$309,053	
2022	\$4,343.00	\$25.00	\$4,368.00	\$49,558	\$213,606	\$263,164	

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