



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 5:21:42 AM

General Details							
Parcel ID:	010-2010-04595						
Document:	Torrens - 288605						
Document Date:	08/07/2001						
Legal Description Details							
Plat Name:	GREYSOLON FARMS 1ST DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	-			
Description:	W1/2 OF OUTLOT A						
Taxpayer Details							
Taxpayer Name	HORVAT MICHAEL J						
and Address:	2120 LOCHAIRE AVE						
	DULUTH MN 55803						
Owner Details							
Owner Name	HORVAT KIRSTEN						
Owner Name	HORVAT MICHAEL J						
Payable 2025 Tax Summary							
2025 - Net Tax			\$6,335.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$6,364.00</b>				
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,182.00	2025 - 2nd Half Tax	\$3,182.00	2025 - 1st Half Tax Due	\$3,182.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$3,182.00		
<b>2025 - 1st Half Due</b>	<b>\$3,182.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$3,182.00</b>	<b>2025 - Total Due</b>	<b>\$6,364.00</b>		
Parcel Details							
Property Address:	2120 LOCHAIRE AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	HORVAT MICHAEL J & KIRSTEN 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)	\$78,000	\$400,600	\$478,600	\$0	\$0	-
Total:		\$78,000	\$400,600	\$478,600	\$0	\$0	4751



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## Land Details

**Deeded Acres:** 0.00  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**Water Code & Desc:** P - PUBLIC  
**Gas Code & Desc:** -  
**Sewer Code & Desc:** -  
**Lot Width:** 662.00  
**Lot Depth:** 320.00

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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	2001	1,328	1,328	GD Quality / 1000 Ft <sup>2</sup>	4SL - SPLIT LVL
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	WALKOUT BASEMENT
BAS	1	28	44	1,232	WALKOUT BASEMENT
DK	0	14	22	308	PIERS AND FOOTINGS
OP	0	6	12	72	FOUNDATION
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
2.5 BATHS	4 BEDROOMS	7 ROOMS		1	C&AC&EXCH, GAS

## Improvement 2 Details (24X26 AG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2001	624	624	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	24	26	624	FOUNDATION

## Improvement 3 Details (28X40 DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2006	1,120	1,120	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	28	40	1,120	FLOATING SLAB

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2001	\$26,000	141387

## 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	\$75,400	\$392,900	\$468,300	\$0	\$0	-
	<b>Total</b>	<b>\$75,400</b>	<b>\$392,900</b>	<b>\$468,300</b>	<b>\$0</b>	<b>\$0</b>	<b>4,639.00</b>
2023 Payable 2024	201	\$80,600	\$392,300	\$472,900	\$0	\$0	-
	<b>Total</b>	<b>\$80,600</b>	<b>\$392,300</b>	<b>\$472,900</b>	<b>\$0</b>	<b>\$0</b>	<b>4,729.00</b>
2022 Payable 2023	201	\$69,700	\$338,800	\$408,500	\$0	\$0	-
	<b>Total</b>	<b>\$69,700</b>	<b>\$338,800</b>	<b>\$408,500</b>	<b>\$0</b>	<b>\$0</b>	<b>4,080.00</b>



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2021 Payable 2022	201	\$60,700	\$293,500	\$354,200	\$0	\$0	-
	Total	\$60,700	\$293,500	\$354,200	\$0	\$0	3,488.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$6,659.00	\$25.00	\$6,684.00	\$80,600	\$392,300	\$472,900	
2023	\$6,095.00	\$25.00	\$6,120.00	\$69,619	\$338,406	\$408,025	
2022	\$5,735.00	\$25.00	\$5,760.00	\$59,781	\$289,057	\$348,838	

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