



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/24/2025 7:11:51 AM

General Details							
Parcel ID:		010-2060-00012					
Document:		Torrens - 819417.0					
Document Date:		05/19/2006					
Legal Description Details							
Plat Name:		HARBOR VIEW FIRST ADDITION DULUTH					
Section	Township	Range	Lot	Block			
-	-	-	0001	009			
Description:		EAST 55 FT OF S 1/2					
Taxpayer Details							
Taxpayer Name		GOODREAU ROGER C & HEATHER M					
and Address:		2641 HAGBERG ST DULUTH MN 55811					
Owner Details							
Owner Name		GOODREAU HEATHER M					
Owner Name		GOODREAU ROGER C					
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,072.83			
2025 - Special Assessments				\$745.17			
2025 - Total Tax & Special Assessments				\$3,818.00			
Current Tax Due (as of 4/23/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$1,909.00	2025 - 2nd Half Tax	\$1,909.00	2025 - 1st Half Tax Due	\$1,909.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,909.00		
2025 - 1st Half Due	\$1,909.00	2025 - 2nd Half Due	\$1,909.00	2025 - Total Due	\$3,818.00		
Parcel Details							
Property Address:		2641 HAGBERG ST, DULUTH MN					
School District:		709					
Tax Increment District:		-					
Property/Homesteader:		GOODREAU ROGER C & HEATHER M					
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)	\$33,900	\$223,800	\$257,700	\$0	\$0	-
Total:		\$33,900	\$223,800	\$257,700	\$0	\$0	2343



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Land Details

Deeded Acres: 0.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: P - PUBLIC
Sewer Code & Desc: P - PUBLIC
Lot Width: 55.00
Lot Depth: 169.00

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	1957	912	1,328	U Quality / 0 Ft ²	EXB - EXP BUNGLW
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	20	80	BASEMENT
BAS	1.5	26	32	832	BASEMENT
DK	1	16	16	256	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	3 BEDROOMS	7 ROOMS	0	C&AIR_COND, FUEL OIL	

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1991	672	672	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	28	672	FLOATING SLAB

Improvement 3 Details (SHED #1)

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	1	10	10	100	POST ON GROUND

Improvement 4 Details (SHED #2)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	8	64	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2001	\$104,000	140609
04/1996	\$76,000	109597
12/1995	\$62,466	107084



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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	\$33,900	\$213,100	\$247,000	\$0	\$0	-
	Total	\$33,900	\$213,100	\$247,000	\$0	\$0	2,227.00
2023 Payable 2024	201	\$38,600	\$187,600	\$226,200	\$0	\$0	-
	Total	\$38,600	\$187,600	\$226,200	\$0	\$0	2,093.00
2022 Payable 2023	201	\$38,600	\$184,500	\$223,100	\$0	\$0	-
	Total	\$38,600	\$184,500	\$223,100	\$0	\$0	2,059.00
2021 Payable 2022	201	\$32,900	\$157,300	\$190,200	\$0	\$0	-
	Total	\$32,900	\$157,300	\$190,200	\$0	\$0	1,701.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$2,971.46	\$716.54	\$3,688.00	\$35,719	\$173,599	\$209,318	
2023	\$3,101.46	\$680.54	\$3,782.00	\$35,631	\$170,308	\$205,939	
2022	\$2,828.53	\$617.47	\$3,446.00	\$29,419	\$140,659	\$170,078	

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