



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/24/2025 8:09:25 AM

General Details							
Parcel ID:	010-2060-00016						
Document:	Torrens - 1024028.0						
Document Date:	05/28/2020						
Legal Description Details							
Plat Name:	HARBOR VIEW FIRST ADDITION DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0001	009			
Description:	ELY 59 1/2FT OF NLY1/2						
Taxpayer Details							
Taxpayer Name	HUOT LEEANN M & ADAM C						
and Address:	2542 NANTICOKE ST DULUTH MN 55811						
Owner Details							
Owner Name	HUOT ADAM C						
Owner Name	HUOT LEEANN M						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,341.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$3,370.00				
Current Tax Due (as of 4/23/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,685.00	2025 - 2nd Half Tax	\$1,685.00	2025 - 1st Half Tax Due	\$1,685.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,685.00		
2025 - 1st Half Due	\$1,685.00	2025 - 2nd Half Due	\$1,685.00	2025 - Total Due	\$3,370.00		
Parcel Details							
Property Address:	2542 NANTICOKE ST, 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	\$35,300	\$220,000	\$255,300	\$0	\$0	-
Total:		\$35,300	\$220,000	\$255,300	\$0	\$0	2553



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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:	59.00
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	1950	1,064	1,316	AVG Quality / 432 Ft ²	EXB - EXP BUNGLW
Segment	Story	Width	Length	Area	Foundation
BAS	.5	10	28	280	SINGLE TUCK UNDER GARAGE
BAS	1.5	28	28	784	BASEMENT
DK	1	14	20	280	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	4 BEDROOMS	7 ROOMS	0	CENTRAL, GAS	

Improvement 2 Details (SHED)					
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	12	120	POST ON GROUND

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
05/2020	\$200,000	236843
03/2014	\$165,500	205216
10/2009	\$162,000	187479
05/2007	\$169,000	177246
11/2005	\$140,000	168778

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	\$35,300	\$209,600	\$244,900	\$0	\$0	-
	Total	\$35,300	\$209,600	\$244,900	\$0	\$0	2,449.00
2023 Payable 2024	204	\$40,200	\$184,400	\$224,600	\$0	\$0	-
	Total	\$40,200	\$184,400	\$224,600	\$0	\$0	2,246.00
2022 Payable 2023	204	\$40,200	\$181,400	\$221,600	\$0	\$0	-
	Total	\$40,200	\$181,400	\$221,600	\$0	\$0	2,216.00
2021 Payable 2022	204	\$34,300	\$154,700	\$189,000	\$0	\$0	-
	Total	\$34,300	\$154,700	\$189,000	\$0	\$0	1,890.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$3,163.00	\$25.00	\$3,188.00	\$40,200	\$184,400	\$224,600
2023	\$3,311.00	\$25.00	\$3,336.00	\$40,200	\$181,400	\$221,600
2022	\$3,103.00	\$25.00	\$3,128.00	\$34,300	\$154,700	\$189,000

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