



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 11:28:54 AM

| General Details | | | | | | | |
|---|-----------------------------------|----------------------------|-------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 010-2060-00310 | | | | | | |
| Document: | Torrens - 1038367.0 | | | | | | |
| Document Date: | 03/19/2021 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | HARBOR VIEW FIRST ADDITION DULUTH | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | 0016 | 011 | | | |
| Description: | LOT: 0016 BLOCK:011 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | CURRY DANIEL L & KRISTEN | | | | | | |
| and Address: | 2616 ANDREW ST DULUTH MN 55811 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | CURRY DANIEL L | | | | | | |
| Owner Name | CURRY KRISTEN | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | \$3,369.00 | | | | |
| 2025 - Special Assessments | | | \$29.00 | | | | |
| 2025 - Total Tax & Special Assessments | | | \$3,398.00 | | | | |
| Current Tax Due (as of 12/13/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$1,699.00 | 2025 - 2nd Half Tax | \$1,699.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$1,699.00 | 2025 - 2nd Half Tax Paid | \$1,699.00 | 2025 - 2nd Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Due | \$0.00 | 2025 - 2nd Half Due | \$0.00 | 2025 - Total Due | \$0.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 2616 ANDREW 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 | \$44,800 | \$212,200 | \$257,000 | \$0 | \$0 | - |
| Total: | | \$44,800 | \$212,200 | \$257,000 | \$0 | \$0 | 2570 |



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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: 153.00
Lot Depth: 95.00

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 | 1958 | 960 | 960 | AVG Quality / 480 Ft ² | RAM - RAMBL/RNCH |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 40 | 960 | BASEMENT |
| DK | 1 | 6 | 33 | 198 | POST ON GROUND |
| DK | 1 | 10 | 16 | 160 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC | |
| 1.0 BATH | 3 BEDROOMS | 6 ROOMS | 0 | C&AIR_COND, GAS | |

Improvement 2 Details (GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1988 | 780 | 780 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 26 | 30 | 780 | FLOATING SLAB |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 03/2021 | \$237,000 | 241680 |
| 07/2019 | \$187,000 | 232454 |

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 | \$44,800 | \$202,100 | \$246,900 | \$0 | \$0 | - |
| | Total | \$44,800 | \$202,100 | \$246,900 | \$0 | \$0 | 2,469.00 |
| 2023 Payable 2024 | 204 | \$51,100 | \$177,900 | \$229,000 | \$0 | \$0 | - |
| | Total | \$51,100 | \$177,900 | \$229,000 | \$0 | \$0 | 2,290.00 |
| 2022 Payable 2023 | 204 | \$51,100 | \$175,000 | \$226,100 | \$0 | \$0 | - |
| | Total | \$51,100 | \$175,000 | \$226,100 | \$0 | \$0 | 2,261.00 |
| 2021 Payable 2022 | 201 | \$43,600 | \$149,200 | \$192,800 | \$0 | \$0 | - |
| | Total | \$43,600 | \$149,200 | \$192,800 | \$0 | \$0 | 1,729.00 |



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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 | \$3,225.00 | \$25.00 | \$3,250.00 | \$51,100 | \$177,900 | \$229,000 |
| 2023 | \$3,377.00 | \$25.00 | \$3,402.00 | \$51,100 | \$175,000 | \$226,100 |
| 2022 | \$2,873.00 | \$25.00 | \$2,898.00 | \$39,103 | \$133,809 | \$172,912 |

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