



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 10:33:32 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 4/29/2025)							
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	\$1,699.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,699.00		
2025 - 1st Half Due	\$1,699.00	2025 - 2nd Half Due	\$1,699.00	2025 - Total Due	\$3,398.00		
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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