



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 3:06:00 PM

General Details							
Parcel ID:	010-2060-00530						
Document:	Torrens - 1088166.0						
Document Date:	03/06/2025						
Legal Description Details							
Plat Name:	HARBOR VIEW FIRST ADDITION DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0006	013			
Description:	Lot 6, Block 13 AND That part of Lot 5, Block 13, lying Southerly of the following described line: Commencing at the Northwest corner of said Lot 5; thence on an assumed bearing of S00deg08'59"E, along the west line of said Lot 5 for a distance of 99.71 feet to the Southwest corner of said Lot 5, said point being the Point of Beginning of the line herein described; thence N76deg49'03"E, 175.42 feet to the east line of said Lot 5, said point being S43deg42'29"E and 83.0 feet from the Northeast corner of said Lot 5, said line there terminating.						
Taxpayer Details							
Taxpayer Name	LAND ADVANTAGE LLC						
and Address:	1926 KENWOOD DR DULUTH MN 55811						
Owner Details							
Owner Name	LAND ADVANTAGE LLC						
Payable 2025 Tax Summary							
2025 - Net Tax			\$1,587.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$1,616.00				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$808.00	2025 - 2nd Half Tax	\$808.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$808.00	2025 - 2nd Half Tax Paid	\$808.00	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:	2509 HUTCHINSON RD, 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	\$18,300	\$241,800	\$260,100	\$0	\$0	-
Total:		\$18,300	\$241,800	\$260,100	\$0	\$0	2601



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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: 0.00
Lot Depth: 0.00

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	1976	1,096	1,096	AVG Quality / 1096 Ft ²	SE - SPLT ENTRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	22	88	BASEMENT
BAS	1	24	42	1,008	WALKOUT BASEMENT
OP	1	4	4	16	FLOATING SLAB
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	5 BEDROOMS	6 ROOMS		1	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	1981	672	672	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	28	672	FOUNDATION

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2015	\$183,000 (This is part of a multi parcel sale.)	212276
12/2008	\$210,000 (This is part of a multi parcel sale.)	185022

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	\$11,500	\$104,800	\$116,300	\$0	\$0	-
	Total	\$11,500	\$104,800	\$116,300	\$0	\$0	1,163.00
2023 Payable 2024	204	\$13,200	\$98,000	\$111,200	\$0	\$0	-
	Total	\$13,200	\$98,000	\$111,200	\$0	\$0	1,112.00
2022 Payable 2023	204	\$13,200	\$96,500	\$109,700	\$0	\$0	-
	Total	\$13,200	\$96,500	\$109,700	\$0	\$0	1,097.00
2021 Payable 2022	204	\$11,300	\$82,200	\$93,500	\$0	\$0	-
	Total	\$11,300	\$82,200	\$93,500	\$0	\$0	935.00



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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	\$1,565.00	\$25.00	\$1,590.00	\$13,200	\$98,000	\$111,200
2023	\$1,639.00	\$25.00	\$1,664.00	\$13,200	\$96,500	\$109,700
2022	\$1,535.00	\$25.00	\$1,560.00	\$11,300	\$82,200	\$93,500

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