



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 3:35:10 AM

General Details							
Parcel ID:	010-2060-00635						
Document:	Torrens - 1071348.0						
Document Date:	08/15/2023						
Legal Description Details							
Plat Name:	HARBOR VIEW FIRST ADDITION DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0001	015			
Description:	SLY 100 FT						
Taxpayer Details							
Taxpayer Name	ERICKSON KATRINA E						
and Address:	2522 LILLIAN AVE DULUTH MN 55811						
Owner Details							
Owner Name	ERICKSON KATRINA E						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,651.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$3,680.00</b>				
Current Tax Due (as of 4/29/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,840.00	2025 - 2nd Half Tax	\$1,840.00	2025 - 1st Half Tax Due	\$1,840.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,840.00		
<b>2025 - 1st Half Due</b>	<b>\$1,840.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,840.00</b>	<b>2025 - Total Due</b>	<b>\$3,680.00</b>		
Parcel Details							
Property Address:	2522 LILLIAN AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	ERICKSON, KATRINA E						
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)	\$30,800	\$268,100	\$298,900	\$0	\$0	-
Total:		\$30,800	\$268,100	\$298,900	\$0	\$0	2793



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## Land Details

**Deeded Acres:** 0.00  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**Water Code & Desc:** P - PUBLIC  
**Gas Code & Desc:** -  
**Sewer Code & Desc:** P - PUBLIC  
**Lot Width:** 100.00  
**Lot Depth:** 75.00

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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1963	1,040	1,040	AVG Quality / 780 Ft <sup>2</sup>	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	40	1,040	BASEMENT
DK	1	12	16	192	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.75 BATHS	3 BEDROOMS	6 ROOMS		1	C&AIR_COND, GAS

## Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1963	600	600	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	25	600	BASEMENT

## Improvement 3 Details (SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	192	192	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	16	192	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2023	\$299,900	255242
05/2005	\$175,000	165297
01/2004	\$149,900	156773

## 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	\$30,800	\$255,400	\$286,200	\$0	\$0	-
	<b>Total</b>	<b>\$30,800</b>	<b>\$255,400</b>	<b>\$286,200</b>	<b>\$0</b>	<b>\$0</b>	<b>2,654.00</b>
2023 Payable 2024	201	\$35,100	\$224,700	\$259,800	\$0	\$0	-
	<b>Total</b>	<b>\$35,100</b>	<b>\$224,700</b>	<b>\$259,800</b>	<b>\$0</b>	<b>\$0</b>	<b>2,459.00</b>
2022 Payable 2023	201	\$35,100	\$221,100	\$256,200	\$0	\$0	-
	<b>Total</b>	<b>\$35,100</b>	<b>\$221,100</b>	<b>\$256,200</b>	<b>\$0</b>	<b>\$0</b>	<b>2,420.00</b>



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2021 Payable 2022	201	\$29,900	\$188,500	\$218,400	\$0	\$0	-
	Total	\$29,900	\$188,500	\$218,400	\$0	\$0	2,008.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,483.00	\$25.00	\$3,508.00	\$33,228	\$212,714	\$245,942	
2023	\$3,637.00	\$25.00	\$3,662.00	\$33,157	\$208,861	\$242,018	
2022	\$3,327.00	\$25.00	\$3,352.00	\$27,493	\$173,323	\$200,816	

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