



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/24/2025 2:13:38 AM

General Details							
Parcel ID:	010-2060-00740						
Document:	Torrens - 1045310.0						
Document Date:	07/30/2021						
Legal Description Details							
Plat Name:	HARBOR VIEW FIRST ADDITION DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0012	015			
Description:	Lot 12, Block 15 AND Lot 13, Block 15, EXCEPT the Westerly 70 feet thereof.						
Taxpayer Details							
Taxpayer Name	COMSTOCK ALEXANDER F &						
and Address:	RUBERG ANDREA						
	2521 MORRIS THOMAS RD						
	DULUTH MN 55811						
Owner Details							
Owner Name	COMSTOCK ALEXANDER F						
Owner Name	RUBERG ANDREA						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,881.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$3,910.00				
Current Tax Due (as of 4/23/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,955.00	2025 - 2nd Half Tax	\$1,955.00	2025 - 1st Half Tax Due	\$1,955.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,955.00		
2025 - 1st Half Due	\$1,955.00	2025 - 2nd Half Due	\$1,955.00	2025 - Total Due	\$3,910.00		
Parcel Details							
Property Address:	2521 MORRIS THOMAS RD, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	COMSTOCK,ALEXANDER & RUBERG,ANDREA						
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)	\$45,300	\$269,400	\$314,700	\$0	\$0	-
Total:		\$45,300	\$269,400	\$314,700	\$0	\$0	2965



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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: 80.00
Lot Depth: 200.00

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	1,192	1,192	AVG Quality / 600 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	1,192	BASEMENT
DK	1	5	9	45	POST ON GROUND
DK	1	14	15	210	POST ON GROUND
OP	1	4	4	16	FLOATING SLAB
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	3 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	1960	330	330	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	15	22	330	FLOATING SLAB

Improvement 3 Details (SHED)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	130	130	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	13	130	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2021	\$240,000 (This is part of a multi parcel sale.)	244259
05/2011	\$160,800 (This is part of a multi parcel sale.)	193135



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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	\$45,300	\$256,600	\$301,900	\$0	\$0	-
	Total	\$45,300	\$256,600	\$301,900	\$0	\$0	2,825.00
2023 Payable 2024	201	\$51,600	\$223,300	\$274,900	\$0	\$0	-
	Total	\$51,600	\$223,300	\$274,900	\$0	\$0	2,624.00
2022 Payable 2023	204	\$49,700	\$219,600	\$269,300	\$0	\$0	-
	Total	\$49,700	\$219,600	\$269,300	\$0	\$0	2,693.00
2021 Payable 2022	204	\$42,400	\$187,300	\$229,700	\$0	\$0	-
	Total	\$42,400	\$187,300	\$229,700	\$0	\$0	2,297.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,713.00	\$25.00	\$3,738.00	\$49,254	\$213,147	\$262,401	
2023	\$4,023.00	\$25.00	\$4,048.00	\$49,700	\$219,600	\$269,300	
2022	\$3,771.00	\$25.00	\$3,796.00	\$42,400	\$187,300	\$229,700	

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