



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 6:52:32 AM

General Details							
Parcel ID:	010-2080-00050						
Document:	Torrens - 1050684.0						
Document Date:	11/01/2021						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	001			
Description:	LOTS 9 THRU 12 INC THAT PART OF VACATED 27TH AVE EAST ADJACENT TO LOT 9 AND INCLUDING LOT 5 BLOCK 4 STERLING DIVISION						
Taxpayer Details							
Taxpayer Name	HARRISON LAND CO LLC						
and Address:	PO BOX 3144 DULUTH MN 55803						
Owner Details							
Owner Name	HARRISON LAND CO LLC						
Owner Name	NORTH SHORE LAND COMPANY LLC						
Payable 2025 Tax Summary							
2025 - Net Tax				\$33,228.00			
2025 - Special Assessments				\$0.00			
2025 - Total Tax & Special Assessments				\$33,228.00			
Current Tax Due (as of 4/28/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$16,614.00		2025 - 2nd Half Tax \$16,614.00			2025 - 1st Half Tax Due \$16,614.00		
2025 - 1st Half Tax Paid \$0.00		2025 - 2nd Half Tax Paid \$0.00			2025 - 2nd Half Tax Due \$16,614.00		
2025 - 1st Half Due \$16,614.00		2025 - 2nd Half Due \$16,614.00			2025 - Total Due \$33,228.00		
Parcel Details							
Property Address:	2617 E 3RD 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
233	0 - Non Homestead	\$105,200	\$1,000,700	\$1,105,900	\$0	\$0	-
Total:		\$105,200	\$1,000,700	\$1,105,900	\$0	\$0	21368



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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: 200.00
Lot Depth: 150.00

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 (Res bnb)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1908	2,202	5,112	AVG Quality / 638 Ft ²	2S+ - 2+ STORY
Segment	Story	Width	Length	Area	Foundation
BAS	1	9	12	108	BASEMENT
BAS	1	11	14	154	BASEMENT
BAS	2.5	0	0	1,940	BASEMENT
OP	0	18	60	1,080	FOUNDATION
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
5+ BATHS	5+ BEDROOM	-		2	C&AIR_COND, GAS

Improvement 2 Details (Mob)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	320	480	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1.5	16	20	320	FLOATING SLAB

Improvement 3 Details (Res)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	0	750	1,313	-	EXB - EXP BUNGLW
Segment	Story	Width	Length	Area	Foundation
BAS	1.7	25	30	750	FOUNDATION
DK	0	12	16	192	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
3.0 BATHS	3 BEDROOMS	-		-	C&AIR_COND, GAS

Improvement 4 Details (Zbo)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GAZEBO	0	113	113	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	113	POST ON GROUND

Improvement 5 Details

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
PARKING LOT	0	3,000	3,000	-	C - CONCRETE
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	3,000	-



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Improvement 6 Details						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
GAZEBO	0	80	80	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	8	10	80	POST ON GROUND	

Improvement 7 Details (METAL/PLAS)						
Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.	
STORAGE BUILDING	0	168	168	-	-	
Segment	Story	Width	Length	Area	Foundation	
BAS	0	6	8	48	POST ON GROUND	
BAS	0	10	12	120	POST ON GROUND	

Sales Reported to the St. Louis County Auditor			
Sale Date		Purchase Price	CRV Number
11/2021		\$1,350,500 (This is part of a multi parcel sale.)	247101
08/2007		\$1,236,000 (This is part of a multi parcel sale.)	178765
01/2000		\$372,000 (This is part of a multi parcel sale.)	132271

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	233	\$105,200	\$1,000,700	\$1,105,900	\$0	\$0	-
	Total	\$105,200	\$1,000,700	\$1,105,900	\$0	\$0	21,368.00
2023 Payable 2024	233	\$85,000	\$393,300	\$478,300	\$0	\$0	-
	233	\$5,400	\$57,300	\$62,700	\$0	\$0	-
	233	\$14,900	\$427,600	\$442,500	\$0	\$0	-
	Total	\$105,300	\$878,200	\$983,500	\$0	\$0	18,920.00
2022 Payable 2023	204	\$85,000	\$393,300	\$478,300	\$0	\$0	-
	233	\$5,400	\$57,300	\$62,700	\$0	\$0	-
	237	\$14,900	\$427,600	\$442,500	\$0	\$0	-
	Total	\$105,300	\$878,200	\$983,500	\$0	\$0	11,255.00
2021 Payable 2022	201	\$85,000	\$393,300	\$478,300	\$0	\$0	-
	233	\$5,400	\$57,300	\$62,700	\$0	\$0	-
	237	\$14,900	\$427,600	\$442,500	\$0	\$0	-
	Total	\$105,300	\$878,200	\$983,500	\$0	\$0	11,255.00

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$30,176.00	\$0.00	\$30,176.00	\$105,300	\$878,200	\$983,500
2023	\$16,595.00	\$25.00	\$16,620.00	\$105,300	\$878,200	\$983,500
2022	\$18,229.00	\$25.00	\$18,254.00	\$105,300	\$878,200	\$983,500



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