



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 6:37:29 AM

General Details							
Parcel ID:	010-2080-00090						
Document:	Torrens - 290738						
Document Date:	04/01/2002						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	001			
Description:	LOT 13 AND E 12 1/2 FT OF LOT 14						
Taxpayer Details							
Taxpayer Name	NIKCEVICH DANIEL A						
and Address:	2615 E 3RD ST						
	DULUTH MN 55812						
Owner Details							
Owner Name	NIKCEVICH DANIEL A						
Owner Name	NIKCEVICH KELLY M						
Payable 2025 Tax Summary							
2025 - Net Tax				\$9,719.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$9,748.00			
Current Tax Due (as of 4/28/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$4,874.00	2025 - 2nd Half Tax	\$4,874.00	2025 - 1st Half Tax Due	\$4,874.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$4,874.00		
2025 - 1st Half Due	\$4,874.00	2025 - 2nd Half Due	\$4,874.00	2025 - Total Due	\$9,748.00		
Parcel Details							
Property Address:	2615 E 3RD ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	NIKCEVICH DANIEL A & KELLY M						
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)	\$58,200	\$649,600	\$707,800	\$0	\$0	-
Total:		\$58,200	\$649,600	\$707,800	\$0	\$0	7598



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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: 62.00
Lot Depth: 68.00

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	1909	1,720	4,084	U Quality / 0 Ft ²	5XL - XTRA LRG
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	6	144	BASEMENT
BAS	2.5	0	0	1,576	BASEMENT
DK	1	0	0	536	POST ON GROUND
OP	1	0	0	120	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
5+ BATHS	4 BEDROOMS	-	1	CENTRAL, GAS	

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
02/2002	\$291,000 (This is part of a multi parcel sale.)	145459
09/2001	\$275,000 (This is part of a multi parcel sale.)	141985

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	\$35,200	\$638,200	\$673,400	\$0	\$0	-
	Total	\$35,200	\$638,200	\$673,400	\$0	\$0	7,168.00
2023 Payable 2024	201	\$34,800	\$614,900	\$649,700	\$0	\$0	-
	Total	\$34,800	\$614,900	\$649,700	\$0	\$0	6,871.00
2022 Payable 2023	201	\$30,800	\$541,500	\$572,300	\$0	\$0	-
	Total	\$30,800	\$541,500	\$572,300	\$0	\$0	5,904.00
2021 Payable 2022	201	\$25,200	\$448,900	\$474,100	\$0	\$0	-
	Total	\$25,200	\$448,900	\$474,100	\$0	\$0	4,741.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$9,621.00	\$25.00	\$9,646.00	\$34,800	\$614,900	\$649,700
2023	\$8,791.00	\$25.00	\$8,816.00	\$30,800	\$541,500	\$572,300
2022	\$7,783.00	\$25.00	\$7,808.00	\$25,200	\$448,900	\$474,100



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