



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 1:07:55 PM

General Details							
Parcel ID:	010-2080-00280						
Document:	Torrens - 301135						
Document Date:	09/15/2004						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	004			
Description:	LOTS 1 AND 2 INC VAC ALLEY ADJ						
Taxpayer Details							
Taxpayer Name	HOLLIDAY GEORGE F III & COLLEEN C						
and Address:	2602 E 3RD ST						
	DULUTH MN 55812						
Owner Details							
Owner Name	HOLLIDAY COLLEEN C						
Owner Name	HOLLIDAY GEORGE F						
Payable 2025 Tax Summary							
2025 - Net Tax				\$12,681.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$12,710.00</b>			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$6,355.00	2025 - 2nd Half Tax	\$6,355.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$6,355.00	2025 - 2nd Half Tax Paid	\$6,355.00	2025 - 2nd Half Tax Due	\$0.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	2602 E 3RD ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	HOLLIDAY GEORGE F III & COLLEEN C						
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)	\$131,200	\$680,400	\$811,600	\$0	\$0	-
Total:		\$131,200	\$680,400	\$811,600	\$0	\$0	8895



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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:** 100.00  
**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/frnPlatStatPopUp.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	1917	1,908	4,102	AVG Quality / 600 Ft <sup>2</sup>	5XL - XTRA LRG
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	17	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1	0	0	34	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1	0	0	60	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1	11	10	110	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1.2	16	11	176	BASEMENT WITH EXTERIOR ENTRANCE
BAS	2.2	26	14	364	BASEMENT WITH EXTERIOR ENTRANCE
BAS	2.5	15	6	90	BASEMENT WITH EXTERIOR ENTRANCE
BAS	2.5	26	40	1,040	BASEMENT WITH EXTERIOR ENTRANCE
CW	0	5	9	45	PIERS AND FOOTINGS
DK	0	5	17	85	-
DK	0	11	4	44	PIERS AND FOOTINGS
OP	0	5	8	40	PIERS AND FOOTINGS
<b>Bath Count</b>		<b>Bedroom Count</b>		<b>Room Count</b>	<b>Fireplace Count</b>
3.25 BATHS		5+ BEDROOM		-	2
				<b>HVAC</b>	
				CENTRAL, GAS	

## Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1917	504	504	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	24	21	504	WALKOUT BASEMENT

## Improvement 3 Details (Patio)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	0	560	560	-	B - BRICK
Segment	Story	Width	Length	Area	Foundation
BAS	0	20	28	560	-

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2004	\$536,000	161766
05/1999	\$259,250	128300



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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	\$79,400	\$771,300	\$850,700	\$0	\$0	-
	Total	\$79,400	\$771,300	\$850,700	\$0	\$0	9,384.00
2023 Payable 2024	201	\$78,300	\$743,500	\$821,800	\$0	\$0	-
	Total	\$78,300	\$743,500	\$821,800	\$0	\$0	9,023.00
2022 Payable 2023	201	\$69,600	\$654,400	\$724,000	\$0	\$0	-
	Total	\$69,600	\$654,400	\$724,000	\$0	\$0	7,800.00
2021 Payable 2022	201	\$56,800	\$542,000	\$598,800	\$0	\$0	-
	Total	\$56,800	\$542,000	\$598,800	\$0	\$0	6,235.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$12,587.00	\$25.00	\$12,612.00	\$78,300	\$743,500	\$821,800	
2023	\$11,565.00	\$25.00	\$11,590.00	\$69,600	\$654,400	\$724,000	
2022	\$10,193.00	\$25.00	\$10,218.00	\$56,800	\$542,000	\$598,800	

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