



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 10:58:58 AM

| General Details                                   |  |                            |                   |                    |                         |                    |                     |
|---|--|----------------------------|-------------------|--------------------|-------------------------|--------------------|---------------------|
| Parcel ID:  | 010-2080-00350   |                            |                   |                    |                         |                    |                     |
| Document:   | Abstract - 01419996  |                            |                   |                    |                         |                    |                     |
| Document Date:                                    | 07/14/2021   |                            |                   |                    |                         |                    |                     |
| Legal Description Details                         |  |                            |                   |                    |                         |                    |                     |
| Plat Name:  | HARRISONS DIVISION OF DULUTH                                 |                            |                   |                    |                         |                    |                     |
| Section   | Township   | Range                      | Lot               | Block              |                         |                    |                     |
| -   | -  | -                          | -                 | 004                |                         |                    |                     |
| Description:                                      | LOTS 7 AND 8 INC VAC ALLEY ADJ AND VACATED 27TH AVE EAST ADJ |                            |                   |                    |                         |                    |                     |
| Taxpayer Details                                  |  |                            |                   |                    |                         |                    |                     |
| Taxpayer Name                                     | KENYON LEE GRAFF &   |                            |                   |                    |                         |                    |                     |
| and Address:                                      | EDISON MARA SUZANNE  |                            |                   |                    |                         |                    |                     |
|   | 2626 E 3RD ST  |                            |                   |                    |                         |                    |                     |
|   | DULUTH MN 55812  |                            |                   |                    |                         |                    |                     |
| Owner Details                                     |  |                            |                   |                    |                         |                    |                     |
| Owner Name  | EDISON MARA SUZANNE  |                            |                   |                    |                         |                    |                     |
| Owner Name  | KENYON LEE GRAFF   |                            |                   |                    |                         |                    |                     |
| Payable 2025 Tax Summary                          |  |                            |                   |                    |                         |                    |                     |
| 2025 - Net Tax                                    |  |                            |                   | \$10,313.00        |                         |                    |                     |
| 2025 - Special Assessments                        |  |                            |                   | \$29.00            |                         |                    |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                            |                   | <b>\$10,342.00</b> |                         |                    |                     |
| Current Tax Due (as of 4/28/2025)                 |  |                            |                   |                    |                         |                    |                     |
| Due May 15  |  | Due October 15             |                   |                    | Total Due               |                    |                     |
| 2025 - 1st Half Tax                               | \$5,171.00   | 2025 - 2nd Half Tax        | \$5,171.00        |                    | 2025 - 1st Half Tax Due | \$5,171.00         |                     |
| 2025 - 1st Half Tax Paid                          | \$0.00   | 2025 - 2nd Half Tax Paid   | \$0.00            |                    | 2025 - 2nd Half Tax Due | \$5,171.00         |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$5,171.00</b>  | <b>2025 - 2nd Half Due</b> | <b>\$5,171.00</b> |                    | <b>2025 - Total Due</b> | <b>\$10,342.00</b> |                     |
| Parcel Details                                    |  |                            |                   |                    |                         |                    |                     |
| Property Address:                                 | 2626 E 3RD ST, DULUTH MN                                     |                            |                   |                    |                         |                    |                     |
| School District:                                  | 709  |                            |                   |                    |                         |                    |                     |
| Tax Increment District:                           | -  |                            |                   |                    |                         |                    |                     |
| Property/Homesteader:                             | EDISON, MARA S/ KENYON, LEE G                                |                            |                   |                    |                         |                    |                     |
| Assessment Details (2025 Payable 2026)            |  |                            |                   |                    |                         |                    |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status  | Land<br>EMV                | Bldg<br>EMV       | Total<br>EMV       | Def Land<br>EMV         | Def Bldg<br>EMV    | Net Tax<br>Capacity |
| 201   | 1 - Owner Homestead<br>(100.00% total)                       | \$182,700                  | \$524,500         | \$707,200          | \$0                     | \$0                | -                   |
| <b>Total:</b>                                     |  | <b>\$182,700</b>           | <b>\$524,500</b>  | <b>\$707,200</b>   | <b>\$0</b>              | <b>\$0</b>         | <b>7590</b>         |



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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:** 133.00  
**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             | 1926                 | 1,435                      | 3,241                      | AVG Quality / 700 Ft <sup>2</sup> | 5MS - MULTI STRY                |
| Segment           | Story                | Width                      | Length                     | Area                              | Foundation                      |
| BAS               | 1                    | 6                          | 6                          | 36                                | BASEMENT WITH EXTERIOR ENTRANCE |
| BAS               | 1                    | 13                         | 15                         | 195                               | BASEMENT WITH EXTERIOR ENTRANCE |
| BAS               | 2.5                  | 28                         | 43                         | 1,204                             | BASEMENT WITH EXTERIOR ENTRANCE |
| DK                | 0                    | 13                         | 14                         | 182                               | PIERS AND FOOTINGS              |
| OP                | 0                    | 0                          | 0                          | 35                                | PIERS AND FOOTINGS              |
| OP                | 0                    | 0                          | 0                          | 203                               | POST ON GROUND                  |
| <b>Bath Count</b> | <b>Bedroom Count</b> | <b>Room Count</b>          |                            | <b>Fireplace Count</b>            | <b>HVAC</b>                     |
| 3.5 BATHS         | 4 BEDROOMS           | -                          |                            | 1                                 | 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           | 1958       | 693                        | 693                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 33                         | 21                         | 693             | FOUNDATION         |
| DKX              | 0          | 8                          | 6                          | 48              | POST ON GROUND     |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 07/2021   | \$610,000      | 243739     |
| 07/2019   | \$520,000      | 232838     |

## Assessment History

| Year              | Class Code<br>(Legend) | Land EMV         | Bldg EMV         | Total EMV        | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|------------------|------------------|------------------|--------------|--------------|------------------|
| 2024 Payable 2025 | 201                    | \$110,500        | \$598,500        | \$709,000        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$110,500</b> | <b>\$598,500</b> | <b>\$709,000</b> | <b>\$0</b>   | <b>\$0</b>   | <b>7,613.00</b>  |
| 2023 Payable 2024 | 201                    | \$109,100        | \$576,600        | \$685,700        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$109,100</b> | <b>\$576,600</b> | <b>\$685,700</b> | <b>\$0</b>   | <b>\$0</b>   | <b>7,321.00</b>  |
| 2022 Payable 2023 | 201                    | \$96,800         | \$507,800        | \$604,600        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$96,800</b>  | <b>\$507,800</b> | <b>\$604,600</b> | <b>\$0</b>   | <b>\$0</b>   | <b>6,308.00</b>  |
| 2021 Payable 2022 | 201                    | \$79,200         | \$420,900        | \$500,100        | \$0          | \$0          | -                |
|                   | <b>Total</b>           | <b>\$79,200</b>  | <b>\$420,900</b> | <b>\$500,100</b> | <b>\$0</b>   | <b>\$0</b>   | <b>5,001.00</b>  |



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| Tax Detail History |             |                     |                                 |                 |                     |                  |
|--------------------|-------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year           | Tax         | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024               | \$10,241.00 | \$25.00             | \$10,266.00                     | \$109,100       | \$576,600           | \$685,700        |
| 2023               | \$9,383.00  | \$25.00             | \$9,408.00                      | \$96,800        | \$507,800           | \$604,600        |
| 2022               | \$8,211.00  | \$25.00             | \$8,236.00                      | \$79,200        | \$420,900           | \$500,100        |

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