



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/2/2025 1:25:07 AM

| General Details                                   |                              |                            |                   |                         |                   |                 |                     |
|---|------------------------------|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID:  | 010-2080-01510               |                            |                   |                         |                   |                 |                     |
| Document:   | Abstract - 01445824          |                            |                   |                         |                   |                 |                     |
| Document Date:                                    | 06/15/2022                   |                            |                   |                         |                   |                 |                     |
| Legal Description Details                         |                              |                            |                   |                         |                   |                 |                     |
| Plat Name:  | HARRISONS DIVISION OF DULUTH |                            |                   |                         |                   |                 |                     |
| Section   | Township                     | Range                      | Lot               | Block                   |                   |                 |                     |
| -   | -                            | -                          | 0001              | 013                     |                   |                 |                     |
| Description:                                      | LOT: 0001 BLOCK:013          |                            |                   |                         |                   |                 |                     |
| Taxpayer Details                                  |                              |                            |                   |                         |                   |                 |                     |
| Taxpayer Name                                     | FRANZEL DAVID J & JAGODA     |                            |                   |                         |                   |                 |                     |
| and Address:                                      | 4606 CEDAR LAKE RD S APT 3   |                            |                   |                         |                   |                 |                     |
|   | MINNEAPOLIS MN 55416-3762    |                            |                   |                         |                   |                 |                     |
| Owner Details                                     |                              |                            |                   |                         |                   |                 |                     |
| Owner Name  | FRANZEL DAVID J              |                            |                   |                         |                   |                 |                     |
| Owner Name  | FRANZELJAGODA                |                            |                   |                         |                   |                 |                     |
| Payable 2025 Tax Summary                          |                              |                            |                   |                         |                   |                 |                     |
| 2025 - Net Tax                                    |                              |                            | \$7,685.00        |                         |                   |                 |                     |
| 2025 - Special Assessments                        |                              |                            | \$29.00           |                         |                   |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                              |                            | <b>\$7,714.00</b> |                         |                   |                 |                     |
| Current Tax Due (as of 5/1/2025)                  |                              |                            |                   |                         |                   |                 |                     |
| Due May 15  |                              | Due October 15             |                   |                         | Total Due         |                 |                     |
| 2025 - 1st Half Tax                               | \$3,857.00                   | 2025 - 2nd Half Tax        | \$3,857.00        | 2025 - 1st Half Tax Due | \$3,857.00        |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$0.00                       | 2025 - 2nd Half Tax Paid   | \$0.00            | 2025 - 2nd Half Tax Due | \$3,857.00        |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$3,857.00</b>            | <b>2025 - 2nd Half Due</b> | <b>\$3,857.00</b> | <b>2025 - Total Due</b> | <b>\$7,714.00</b> |                 |                     |
| Parcel Details                                    |                              |                            |                   |                         |                   |                 |                     |
| Property Address:                                 | 2704 E 1ST ST, DULUTH MN     |                            |                   |                         |                   |                 |                     |
| School District:                                  | 709                          |                            |                   |                         |                   |                 |                     |
| Tax Increment District:                           | -                            |                            |                   |                         |                   |                 |                     |
| Property/Homesteader:                             | -                            |                            |                   |                         |                   |                 |                     |
| 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 |
| 207   | 0 - Non Homestead            | \$74,500                   | \$374,800         | \$449,300               | \$0               | \$0             | -                   |
| Total:  |                              | \$74,500                   | \$374,800         | \$449,300               | \$0               | \$0             | 5616                |



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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:** 50.00  
**Lot Depth:** 140.00

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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (Duplex)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish               | Style Code & Desc.                                 |
|------------------|---------------|----------------------------|----------------------------|-------------------------------|--|
| HOUSE            | 1923          | 1,440                      | 2,808                      | U Quality / 0 Ft <sup>2</sup> | 5MF - DUP&TRI                                      |
| Segment          | Story         | Width                      | Length                     | Area                          | Foundation   |
| BAS              | 1             | 12                         | 6                          | 72                            | BASEMENT   |
| BAS              | 2             | 22                         | 36                         | 792                           | SINGLE TUCK UNDER GARAGE WITH<br>FINISHED BASEMENT |
| BAS              | 2             | 36                         | 16                         | 576                           |  |
| DK               | 0             | 0                          | 0                          | 270                           | PIERS AND FOOTINGS                                 |
| DK               | 0             | 12                         | 6                          | 72                            | -  |
| OP               | 0             | 5                          | 14                         | 70                            | -  |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                          |  |
| 2.0 BATHS        | 5+ BEDROOM    | -                          | 2                          | CENTRAL, GAS                  |  |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 06/2022   | \$460,000      | 249581     |
| 02/2019   | \$325,000      | 230715     |

## 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 | 207                    | \$45,100 | \$415,000 | \$460,100 | \$0          | \$0          | -                |
|                   | Total                  | \$45,100 | \$415,000 | \$460,100 | \$0          | \$0          | 5,751.00         |
| 2023 Payable 2024 | 200                    | \$44,500 | \$399,700 | \$444,200 | \$0          | \$0          | -                |
|                   | Total                  | \$44,500 | \$399,700 | \$444,200 | \$0          | \$0          | 4,442.00         |
| 2022 Payable 2023 | 200                    | \$39,500 | \$352,000 | \$391,500 | \$0          | \$0          | -                |
|                   | Total                  | \$39,500 | \$352,000 | \$391,500 | \$0          | \$0          | 3,895.00         |
| 2021 Payable 2022 | 200                    | \$32,300 | \$291,500 | \$323,800 | \$0          | \$0          | -                |
|                   | Total                  | \$32,300 | \$291,500 | \$323,800 | \$0          | \$0          | 3,157.00         |

## Tax Detail History

| Tax Year | Tax        | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
|----------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| 2024     | \$6,255.00 | \$25.00             | \$6,280.00                      | \$44,500        | \$399,700           | \$444,200        |
| 2023     | \$5,821.00 | \$25.00             | \$5,846.00                      | \$39,298        | \$350,197           | \$389,495        |
| 2022     | \$5,197.00 | \$25.00             | \$5,222.00                      | \$31,492        | \$284,210           | \$315,702        |



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