



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 4:32:12 AM

General Details							
Parcel ID:	010-2080-01930						
Document:	Abstract - 1006387						
Document Date:	12/21/2005						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	015			
Description:	LOTS 7 AND 8						
Taxpayer Details							
Taxpayer Name	HOVERSTEN-MELLEM SCOTT A						
and Address:	2526 E 1ST ST DULUTH MN 55812						
Owner Details							
Owner Name	HOVERSTEN-MELLEM REBECCA						
Owner Name	HOVERSTEN-MELLEM SCOTT A						
Payable 2025 Tax Summary							
2025 - Net Tax				\$12,215.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$12,244.00</b>			
Current Tax Due (as of 4/29/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$6,122.00	2025 - 2nd Half Tax	\$6,122.00	2025 - 1st Half Tax Due	\$6,122.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$6,122.00		
<b>2025 - 1st Half Due</b>	<b>\$6,122.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$6,122.00</b>	<b>2025 - Total Due</b>	<b>\$12,244.00</b>		
Parcel Details							
Property Address:	2526 E 1ST ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	HOVERSTEN-MELLEM SCOTT A &						
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
206	1 - Owner Homestead (100.00% total)	\$38,900	\$436,200	\$475,100	\$0	\$0	-
205	0 - Non Homestead	\$31,000	\$357,800	\$388,800	\$0	\$0	-
<b>Total:</b>		<b>\$69,900</b>	<b>\$794,000</b>	<b>\$863,900</b>	<b>\$0</b>	<b>\$0</b>	<b>9573</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:** 100.00  
**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 (4-PLEX)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
APARTMENT	1909	2,673	6,629	-	ALT - ALTERD HSE

Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	82	WALKOUT BASEMENT
BAS	2	0	0	30	WALKOUT BASEMENT
BAS	2	0	0	33	WALKOUT BASEMENT
BAS	2.2	17	36	612	WALKOUT BASEMENT
BAS	2.5	0	0	1,562	WALKOUT BASEMENT
BAS	3	10	20	200	WALKOUT BASEMENT
BAS	3.5	11	14	154	WALKOUT BASEMENT
BMT	1	0	0	2,519	FOUNDATION
DK	0	0	0	44	POST ON GROUND

Efficiency

One Bedroom

Two Bedroom

Three Bedroom

3 UNITS

1 UNIT

## Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1932	676	676	-	ATTACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	26	26	676	FOUNDATION

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/1993	\$350,000 (This is part of a multi parcel sale.)	149911



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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	206	\$36,900	\$413,100	\$450,000	\$0	\$0	-
	205	\$29,300	\$338,800	\$368,100	\$0	\$0	-
	Total	\$66,200	\$751,900	\$818,100	\$0	\$0	9,041.00
2023 Payable 2024	206	\$36,700	\$411,400	\$448,100	\$0	\$0	-
	205	\$28,200	\$338,400	\$366,600	\$0	\$0	-
	Total	\$64,900	\$749,800	\$814,700	\$0	\$0	9,064.00
2022 Payable 2023	206	\$48,600	\$285,000	\$333,600	\$0	\$0	-
	205	\$16,200	\$256,800	\$273,000	\$0	\$0	-
	Total	\$64,800	\$541,800	\$606,600	\$0	\$0	6,677.00
2021 Payable 2022	206	\$48,600	\$285,000	\$333,600	\$0	\$0	-
	205	\$16,200	\$256,800	\$273,000	\$0	\$0	-
	Total	\$64,800	\$541,800	\$606,600	\$0	\$0	6,677.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$12,627.00	\$25.00	\$12,652.00	\$64,900	\$749,800	\$814,700	
2023	\$9,881.00	\$25.00	\$9,906.00	\$63,749	\$535,635	\$599,384	
2022	\$10,855.00	\$25.00	\$10,880.00	\$63,749	\$535,635	\$599,384	

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