



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 12:47:07 PM

General Details							
Parcel ID:	010-2080-02920						
Document:	Torrens - 1039963.0						
Document Date:	04/26/2021						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	021			
Description:	SLY 70 FT OF WLY 20 FT OF LOT 14 AND SLY 70 FT OF LOTS 15 AND 16						
Taxpayer Details							
Taxpayer Name	BOTNEN BENJAMIN JOHN & MELODY JEAN						
and Address:	2601 BRANCH ST DULUTH MN 55812						
Owner Details							
Owner Name	BOTNEN BENJAMIN JOHN						
Owner Name	BOTNEN MELODY JEAN						
Payable 2025 Tax Summary							
2025 - Net Tax			\$6,577.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$6,606.00				
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,303.00	2025 - 2nd Half Tax	\$3,303.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$3,303.00	2025 - 2nd Half Tax Paid	\$3,303.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	2601 BRANCH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	BOTNEN, BENJAMIN J & MELODY J						
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)	\$89,100	\$384,800	\$473,900	\$0	\$0	-
Total:		\$89,100	\$384,800	\$473,900	\$0	\$0	4700



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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:	120.00
Lot Depth:	70.00

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	1939	1,532	2,263	AVG Quality / 650 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	70	BASEMENT
BAS	1.5	0	0	100	FOUNDATION
BAS	1.5	0	0	156	FOUNDATION
BAS	1.5	0	0	1,206	BASEMENT
DK	1	0	0	40	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.5 BATHS	4 BEDROOMS	8 ROOMS		1	C&AIR_COND, GAS

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1963	470	470	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	10	50	FOUNDATION
BAS	1	20	21	420	FOUNDATION

Improvement 3 Details (10X10 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1995	100	100	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	10	100	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2021	\$405,000	242158
02/2016	\$336,000	214594



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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	\$53,800	\$430,800	\$484,600	\$0	\$0	-
	Total	\$53,800	\$430,800	\$484,600	\$0	\$0	4,817.00
2023 Payable 2024	201	\$53,200	\$415,200	\$468,400	\$0	\$0	-
	Total	\$53,200	\$415,200	\$468,400	\$0	\$0	4,684.00
2022 Payable 2023	201	\$47,200	\$365,500	\$412,700	\$0	\$0	-
	Total	\$47,200	\$365,500	\$412,700	\$0	\$0	4,126.00
2021 Payable 2022	201	\$38,500	\$302,700	\$341,200	\$0	\$0	-
	Total	\$38,500	\$302,700	\$341,200	\$0	\$0	3,347.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$6,595.00	\$25.00	\$6,620.00	\$53,200	\$415,200	\$468,400	
2023	\$6,163.00	\$25.00	\$6,188.00	\$47,189	\$365,414	\$412,603	
2022	\$5,507.00	\$25.00	\$5,532.00	\$37,763	\$296,905	\$334,668	

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