



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 4:20:03 PM

General Details							
Parcel ID:	010-2080-03030						
Document:	Torrens - 741/3						
Document Date:	04/30/1998						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	022			
Description:	LOTS 9 AND 10						
Taxpayer Details							
Taxpayer Name	EVANSON JEFFREY A						
and Address:	17 S 28TH AVE E						
	DULUTH MN 55812						
Owner Details							
Owner Name	EVANSON JEFFREY A						
Owner Name	EVANSON KRISTINE						
Payable 2025 Tax Summary							
2025 - Net Tax				\$7,187.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$7,216.00</b>			
Current Tax Due (as of 4/29/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,608.00	2025 - 2nd Half Tax	\$3,608.00	2025 - 1st Half Tax Due	\$3,608.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$3,608.00		
<b>2025 - 1st Half Due</b>	<b>\$3,608.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$3,608.00</b>	<b>2025 - Total Due</b>	<b>\$7,216.00</b>		
Parcel Details							
Property Address:	17 S 28TH AVE E, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	CANFIELD-EVANSON KRISTINE &						
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)	\$104,900	\$395,100	\$500,000	\$0	\$0	-
Total:		\$104,900	\$395,100	\$500,000	\$0	\$0	4985



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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/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	1919	1,471	2,349	ECO Quality / 368 Ft <sup>2</sup>	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	96	BASEMENT
BAS	1	12	11	132	BASEMENT
BAS	1.5	20	11	220	BASEMENT
BAS	1.7	21	2	42	BASEMENT
BAS	1.7	27	23	621	BASEMENT
BAS	1.7	30	12	360	BASEMENT
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
3.25 BATHS	3 BEDROOMS	9 ROOMS		1	C&AIR_COND, GAS

## Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1956	576	576	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FOUNDATION

## Improvement 3 Details (9X7 ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	63	63	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	9	7	63	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
01/1998	\$176,900	121321
12/1995	\$190,000	108032



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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	\$63,400	\$458,400	\$521,800	\$0	\$0	-
	Total	\$63,400	\$458,400	\$521,800	\$0	\$0	5,273.00
2023 Payable 2024	201	\$62,600	\$444,900	\$507,500	\$0	\$0	-
	Total	\$62,600	\$444,900	\$507,500	\$0	\$0	5,094.00
2022 Payable 2023	201	\$55,600	\$386,200	\$441,800	\$0	\$0	-
	Total	\$55,600	\$386,200	\$441,800	\$0	\$0	4,418.00
2021 Payable 2022	201	\$45,400	\$320,100	\$365,500	\$0	\$0	-
	Total	\$45,400	\$320,100	\$365,500	\$0	\$0	3,612.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$7,171.00	\$25.00	\$7,196.00	\$62,600	\$444,900	\$507,500	
2023	\$6,599.00	\$25.00	\$6,624.00	\$55,600	\$386,200	\$441,800	
2022	\$5,937.00	\$25.00	\$5,962.00	\$44,860	\$316,295	\$361,155	

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