



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 4:14:20 PM

General Details							
Parcel ID:	010-2080-03080						
Document:	Abstract - 706151						
Document Date:	11/21/1997						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	022			
Description:	WLY 33 1/3 FT OF LOT 14 AND ELY 33 1/3 FT OF LOT 15						
Taxpayer Details							
Taxpayer Name	CLINGMAN MICHAEL N						
and Address:	2711 BRANCH ST						
	DULUTH MN 55812						
Owner Details							
Owner Name	CLINGMAN DEBRA A						
Owner Name	CLINGMAN MICHAEL N						
Payable 2025 Tax Summary							
2025 - Net Tax				\$5,089.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$5,118.00			
Current Tax Due (as of 4/29/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,559.00	2025 - 2nd Half Tax	\$2,559.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,559.00	2025 - 2nd Half Tax Paid	\$2,559.00	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:	2711 BRANCH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	CLINGMAN MICHAEL N & DEBRA 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
201	1 - Owner Homestead (100.00% total)	\$85,000	\$255,300	\$340,300	\$0	\$0	-
Total:		\$85,000	\$255,300	\$340,300	\$0	\$0	3244



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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: 67.00
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.

Improvement 1 Details (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1941	864	1,664	AVG Quality / 432 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	4	64	BASEMENT
BAS	2	32	25	800	BASEMENT
DK	0	24	12	288	PIERS AND FOOTINGS
OP	0	5	4	20	FLOATING SLAB
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.5 BATHS	3 BEDROOMS	-		1	CENTRAL, GAS

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1941	231	231	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	21	11	231	FOUNDATION

Improvement 3 Details (Shed)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	8	64	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/1993	\$63,500	119516

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	\$51,400	\$332,400	\$383,800	\$0	\$0	-
	Total	\$51,400	\$332,400	\$383,800	\$0	\$0	3,718.00
2023 Payable 2024	201	\$50,700	\$318,000	\$368,700	\$0	\$0	-
	Total	\$50,700	\$318,000	\$368,700	\$0	\$0	3,646.00
2022 Payable 2023	201	\$45,000	\$280,100	\$325,100	\$0	\$0	-
	Total	\$45,000	\$280,100	\$325,100	\$0	\$0	3,171.00



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2021 Payable 2022	201	\$36,800	\$232,200	\$269,000	\$0	\$0	-
	Total	\$36,800	\$232,200	\$269,000	\$0	\$0	2,560.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,141.00	\$25.00	\$5,166.00	\$50,142	\$314,501	\$364,643	
2023	\$4,749.00	\$25.00	\$4,774.00	\$43,895	\$273,224	\$317,119	
2022	\$4,225.00	\$25.00	\$4,250.00	\$35,017	\$220,953	\$255,970	

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