



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 12:02:05 PM

General Details							
Parcel ID:	010-2080-03260						
Document:	Abstract - 01287529						
Document Date:	06/20/2016						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	023			
Description:	LOTS 15 AND 16						
Taxpayer Details							
Taxpayer Name	LEATHERS HOWARD & BITZER TRUDI						
and Address:	2801 BRANCH ST DULUTH MN 55812						
Owner Details							
Owner Name	BITZER TRUDI M						
Owner Name	LEATHERS HOWARD A						
Payable 2025 Tax Summary							
2025 - Net Tax				\$6,595.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$6,624.00</b>			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$3,312.00	2025 - 2nd Half Tax	\$3,312.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$3,312.00	2025 - 2nd Half Tax Paid	\$3,312.00	2025 - 2nd Half Tax Due	\$0.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$0.00</b>	<b>2025 - Total Due</b>	<b>\$0.00</b>		
Parcel Details							
Property Address:	2801 BRANCH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	LEATHERS, HOWARD A & BITZER, TRUDI						
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	\$388,200	\$493,100	\$0	\$0	-
Total:		\$104,900	\$388,200	\$493,100	\$0	\$0	4909



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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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1915	1,082	2,153	U Quality / 0 Ft <sup>2</sup>	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	10	6	60	BASEMENT
BAS	1	22	14	308	BASEMENT
BAS	2.5	34	21	714	BASEMENT
DK	0	0	0	228	PIERS AND FOOTINGS
OP	0	11	6	66	PIERS AND FOOTINGS
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
2.25 BATHS	5 BEDROOMS	9 ROOMS		1	CENTRAL, GAS

## Improvement 2 Details (24X24 DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	2004	576	576	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FLOATING SLAB

## Improvement 3 Details (24X14 DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	0	336	336	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	14	336	FLOATING SLAB

## Improvement 4 Details (SAUNA)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
SAUNA	0	108	108	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	9	12	108	PIERS AND FOOTINGS
DKX	0	8	10	80	POST ON GROUND
LT	0	4	6	24	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2016	\$356,000	216216
08/2002	\$192,500	148170
04/2000	\$139,900	133301



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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	\$422,500	\$485,900	\$0	\$0	-
	Total	\$63,400	\$422,500	\$485,900	\$0	\$0	4,831.00
2023 Payable 2024	201	\$62,600	\$407,100	\$469,700	\$0	\$0	-
	Total	\$62,600	\$407,100	\$469,700	\$0	\$0	4,697.00
2022 Payable 2023	201	\$55,600	\$358,500	\$414,100	\$0	\$0	-
	Total	\$55,600	\$358,500	\$414,100	\$0	\$0	4,141.00
2021 Payable 2022	201	\$45,400	\$297,100	\$342,500	\$0	\$0	-
	Total	\$45,400	\$297,100	\$342,500	\$0	\$0	3,361.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$6,615.00	\$25.00	\$6,640.00	\$62,600	\$407,100	\$469,700	
2023	\$6,185.00	\$25.00	\$6,210.00	\$55,600	\$358,500	\$414,100	
2022	\$5,529.00	\$25.00	\$5,554.00	\$44,550	\$291,535	\$336,085	

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