



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/30/2025 6:13:56 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<br>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 4/29/2025)                 |  |                            |                   |                         |                   |                 |                     |
| 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 | \$3,312.00        |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$0.00                                 | 2025 - 2nd Half Tax Paid   | \$0.00            | 2025 - 2nd Half Tax Due | \$3,312.00        |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$3,312.00</b>                      | <b>2025 - 2nd Half Due</b> | <b>\$3,312.00</b> | <b>2025 - Total Due</b> | <b>\$6,624.00</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<br>(Legend)                            | Homestead<br>Status                    | Land<br>EMV                | Bldg<br>EMV       | Total<br>EMV            | Def Land<br>EMV   | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 201   | 1 - Owner Homestead<br>(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<br>(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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