



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 2:01:45 PM

General Details							
Parcel ID:		010-2080-03370					
Document:		Abstract - 01514459					
Document Date:		07/15/2025					
Legal Description Details							
Plat Name:		HARRISONS DIVISION OF DULUTH					
Section	Township	Range	Lot	Block			
-	-	-	-	024			
Description:		LOTS 11 AND 12					
Taxpayer Details							
Taxpayer Name		ROEDTS ROBERT II & WELLMAN MEGAN					
and Address:		2921 BRANCH ST DULUTH MN 55812					
Owner Details							
Owner Name		ROEDTS ROBERT II					
Owner Name		WELLMAN MEGAN					
Payable 2025 Tax Summary							
2025 - Net Tax				\$10,019.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$10,048.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$5,024.00	2025 - 2nd Half Tax	\$5,024.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$5,024.00	2025 - 2nd Half Tax Paid	\$5,024.00	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:		2921 BRANCH ST, DULUTH MN					
School District:		709					
Tax Increment District:		-					
Property/Homesteader:		HAUER BRETT T & HILAIRE S					
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)	\$105,400	\$562,900	\$668,300	\$0	\$0	-
Total:		\$105,400	\$562,900	\$668,300	\$0	\$0	7104



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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.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1916	1,217	2,624	AVG Quality / 500 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	14	224	BASEMENT
BAS	2	15	11	165	BASEMENT
BAS	2.5	36	23	828	BASEMENT
CN	1	9	7	63	FOUNDATION
DK	0	15	11	165	-
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
3.25 BATHS	5 BEDROOMS	8 ROOMS		1	CENTRAL, GAS

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1986	864	1,296	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1.5	36	24	864	FOUNDATION

Improvement 3 Details (PAVERS)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	1995	154	154	-	B - BRICK
Segment	Story	Width	Length	Area	Foundation
BAS	0	11	14	154	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2025	\$805,000	269833
04/2010	\$444,000	189485
04/2000	\$260,000	134550
03/1997	\$179,900	116043



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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	\$63,700	\$627,700	\$691,400	\$0	\$0	-
	Total	\$63,700	\$627,700	\$691,400	\$0	\$0	7,393.00
2023 Payable 2024	201	\$62,900	\$604,900	\$667,800	\$0	\$0	-
	Total	\$62,900	\$604,900	\$667,800	\$0	\$0	7,098.00
2022 Payable 2023	201	\$55,800	\$532,600	\$588,400	\$0	\$0	-
	Total	\$55,800	\$532,600	\$588,400	\$0	\$0	6,105.00
2021 Payable 2022	201	\$45,600	\$441,300	\$486,900	\$0	\$0	-
	Total	\$45,600	\$441,300	\$486,900	\$0	\$0	4,869.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$9,933.00	\$25.00	\$9,958.00	\$62,900	\$604,900	\$667,800	
2023	\$9,085.00	\$25.00	\$9,110.00	\$55,800	\$532,600	\$588,400	
2022	\$7,993.00	\$25.00	\$8,018.00	\$45,600	\$441,300	\$486,900	

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