



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:42:47 AM

General Details							
Parcel ID:	010-2080-03520						
Document:	Abstract - 1295816						
Document Date:	10/07/2016						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0001	026			
Description:	LOT: 0001 BLOCK:026						
Taxpayer Details							
Taxpayer Name	BROSELL CHRISTOPHER A & AMANDA C						
and Address:	2902 BRANCH ST DULUTH MN 55812						
Owner Details							
Owner Name	BROSELL AMANDA C						
Owner Name	BROSELL CHRISTOPHER A						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,387.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$4,416.00				
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,208.00	2025 - 2nd Half Tax	\$2,208.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,208.00	2025 - 2nd Half Tax Paid	\$2,208.00	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:	2902 BRANCH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	BROSELL, AMANDA C & CHRISTOPHER 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)	\$74,700	\$301,100	\$375,800	\$0	\$0	-
Total:		\$74,700	\$301,100	\$375,800	\$0	\$0	3631



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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: 50.00
Lot Depth: 142.00

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	1924	940	1,722	AVG Quality / 314 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	4	2	8	CANTILEVER
BAS	1	8	3	24	CANTILEVER
BAS	1	14	9	126	SINGLE TUCK UNDER GARAGE WITH FINISHED BASEMENT
BAS	2	14	11	154	SINGLE TUCK UNDER GARAGE WITH FINISHED BASEMENT
BAS	2	20	11	220	WALKOUT BASEMENT
BAS	2	34	12	408	WALKOUT BASEMENT
DK	0	14	9	126	-
DK	0	17	9	153	PIERS AND FOOTINGS
OP	0	8	5	40	FOUNDATION
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	8 ROOMS		1	CENTRAL, GAS

Improvement 2 Details (PAVERS)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	2000	295	295	-	B - BRICK
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	295	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2016	\$270,000	218239
07/1996	\$130,000	111298



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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	\$45,200	\$291,000	\$336,200	\$0	\$0	-
	Total	\$45,200	\$291,000	\$336,200	\$0	\$0	3,199.00
2023 Payable 2024	201	\$44,600	\$280,300	\$324,900	\$0	\$0	-
	Total	\$44,600	\$280,300	\$324,900	\$0	\$0	3,169.00
2022 Payable 2023	201	\$39,600	\$246,900	\$286,500	\$0	\$0	-
	Total	\$39,600	\$246,900	\$286,500	\$0	\$0	2,750.00
2021 Payable 2022	201	\$32,300	\$204,600	\$236,900	\$0	\$0	-
	Total	\$32,300	\$204,600	\$236,900	\$0	\$0	2,210.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,475.00	\$25.00	\$4,500.00	\$43,502	\$273,399	\$316,901	
2023	\$4,125.00	\$25.00	\$4,150.00	\$38,017	\$237,028	\$275,045	
2022	\$3,657.00	\$25.00	\$3,682.00	\$30,130	\$190,851	\$220,981	

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