



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 4:42:41 AM

General Details							
Parcel ID:	010-2080-03560						
Document:	Torrens - 886660.0						
Document Date:	06/28/2010						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	026			
Description:	LOT 5 AND W 1/2 OF LOT 6						
Taxpayer Details							
Taxpayer Name	FORSMAN CAROLYN J						
and Address:	2920 BRANCH ST						
	DULUTH MN 55812						
Owner Details							
Owner Name	FORSMAN CAROLYN J						
Owner Name	FORSMAN JONATHON D						
Payable 2025 Tax Summary							
2025 - Net Tax				\$9,953.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$9,982.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$4,991.00	2025 - 2nd Half Tax	\$4,991.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$4,991.00	2025 - 2nd Half Tax Paid	\$4,991.00	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:	2920 BRANCH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	-						
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
204	0 - Non Homestead	\$89,900	\$537,600	\$627,500	\$0	\$0	-
Total:		\$89,900	\$537,600	\$627,500	\$0	\$0	6594



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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: 75.00
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/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	1928	1,411	3,120	AVG Quality / 294 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	22	CANTILEVER
BAS	1	14	10	140	WALKOUT BASEMENT
BAS	1.5	15	5	75	WALKOUT BASEMENT
BAS	2.5	14	5	70	WALKOUT BASEMENT
BAS	2.5	21	20	420	WALKOUT BASEMENT
BAS	2.5	26	24	624	DOUBLE TUCK UNDER WITH FINISHED BASEMENT
DK	0	0	0	57	PIERS AND FOOTINGS
DK	0	15	12	180	PIERS AND FOOTINGS
DK	0	19	10	190	PIERS AND FOOTINGS
DK	0	26	4	104	PIERS AND FOOTINGS
OP	0	6	5	30	BASEMENT
OP	0	6	5	30	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.5 BATHS	5 BEDROOMS	10 ROOMS	2	CENTRAL, GAS	

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2010	\$465,000	190220
06/1996	\$214,500	109717

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	204	\$54,300	\$633,100	\$687,400	\$0	\$0	-
	Total	\$54,300	\$633,100	\$687,400	\$0	\$0	7,343.00
2023 Payable 2024	204	\$53,700	\$608,200	\$661,900	\$0	\$0	-
	Total	\$53,700	\$608,200	\$661,900	\$0	\$0	7,024.00
2022 Payable 2023	204	\$47,600	\$535,600	\$583,200	\$0	\$0	-
	Total	\$47,600	\$535,600	\$583,200	\$0	\$0	6,040.00
2021 Payable 2022	204	\$38,900	\$444,000	\$482,900	\$0	\$0	-



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2021 Payable 2022	Total	\$38,900	\$444,000	\$482,900	\$0	\$0	4,829.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$9,831.00	\$25.00	\$9,856.00	\$53,700	\$608,200	\$661,900	
2023	\$8,991.00	\$25.00	\$9,016.00	\$47,600	\$535,600	\$583,200	
2022	\$7,929.00	\$25.00	\$7,954.00	\$38,900	\$444,000	\$482,900	

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