



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/1/2025 2:02:38 AM

General Details							
Parcel ID:	010-2080-03790						
Document:	Abstract - 1324258						
Document Date:	12/14/2017						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0006	027			
Description:	INC VAC ALLEY ADJ						
Taxpayer Details							
Taxpayer Name	PARENTEAU HOLLI						
and Address:	59516 STATE HIGHWAY 11						
	WARROAD MN 56763						
Owner Details							
Owner Name	PAHLEN HOLLI SUE						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,229.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$4,258.00				
Current Tax Due (as of 4/30/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,129.00	2025 - 2nd Half Tax	\$2,129.00		2025 - 1st Half Tax Due	\$2,129.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$2,129.00	
2025 - 1st Half Due	\$2,129.00	2025 - 2nd Half Due	\$2,129.00		2025 - Total Due	\$4,258.00	
Parcel Details							
Property Address:	2824 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	\$84,800	\$284,600	\$369,400	\$0	\$0	-
Total:		\$84,800	\$284,600	\$369,400	\$0	\$0	3694



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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: 150.00

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	1941	1,259	1,819	AVG Quality / 315 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	6	36	WALKOUT BASEMENT
BAS	1	11	7	77	WALKOUT BASEMENT
BAS	1	13	2	26	WALKOUT BASEMENT
BAS	1.5	40	28	1,120	WALKOUT BASEMENT
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.0 BATHS	4 BEDROOMS	8 ROOMS		1	CENTRAL, GAS

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2017	\$188,250	224382
03/2005	\$191,500	166190
11/1996	\$55,000	113425

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	\$51,300	\$258,700	\$310,000	\$0	\$0	-
	Total	\$51,300	\$258,700	\$310,000	\$0	\$0	3,100.00
2023 Payable 2024	204	\$50,600	\$249,200	\$299,800	\$0	\$0	-
	Total	\$50,600	\$249,200	\$299,800	\$0	\$0	2,998.00
2022 Payable 2023	204	\$44,900	\$219,400	\$264,300	\$0	\$0	-
	Total	\$44,900	\$219,400	\$264,300	\$0	\$0	2,643.00
2021 Payable 2022	204	\$36,700	\$181,900	\$218,600	\$0	\$0	-
	Total	\$36,700	\$181,900	\$218,600	\$0	\$0	2,186.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$4,221.00	\$25.00	\$4,246.00	\$50,600	\$249,200	\$299,800
2023	\$3,949.00	\$25.00	\$3,974.00	\$44,900	\$219,400	\$264,300
2022	\$3,589.00	\$25.00	\$3,614.00	\$36,700	\$181,900	\$218,600



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