



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/1/2025 3:12:48 AM

General Details							
Parcel ID:	010-2080-03800						
Document:	Abstract - 01469633						
Document Date:	06/09/2023						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0007	027			
Description:	INC VAC ALLEY ADJ						
Taxpayer Details							
Taxpayer Name	BREIDENBACH MICHAEL E &						
and Address:	VIRGINIA K S						
	2828 BRANCH ST						
	DULUTH MN 55812						
Owner Details							
Owner Name	BREIDENBACH MICHAEL E &						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,115.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$3,144.00				
Current Tax Due (as of 4/30/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,572.00	2025 - 2nd Half Tax	\$1,572.00	2025 - 1st Half Tax Due	\$1,572.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,572.00		
2025 - 1st Half Due	\$1,572.00	2025 - 2nd Half Due	\$1,572.00	2025 - Total Due	\$3,144.00		
Parcel Details							
Property Address:	2828 BRANCH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	BREIDENBACH MICHAEL E & VIRGINIA						
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)	\$84,700	\$196,000	\$280,700	\$0	\$0	-
Total:		\$84,700	\$196,000	\$280,700	\$0	\$0	2594



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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	630	1,230	AVG Quality / 315 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	1	30	CANTILEVER
BAS	2	30	20	600	BASEMENT
DK	0	9	7	63	PIERS AND FOOTINGS
OP	0	6	6	36	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	3 BEDROOMS	-	1	CENTRAL, GAS	

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1941	200	200	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	20	10	200	FOUNDATION

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
03/2005	\$215,900	163978
01/2002	\$140,000	144364

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	\$51,200	\$198,700	\$249,900	\$0	\$0	-
	Total	\$51,200	\$198,700	\$249,900	\$0	\$0	2,258.00
2023 Payable 2024	201	\$50,600	\$191,400	\$242,000	\$0	\$0	-
	Total	\$50,600	\$191,400	\$242,000	\$0	\$0	2,265.00
2022 Payable 2023	201	\$44,900	\$168,500	\$213,400	\$0	\$0	-
	Total	\$44,900	\$168,500	\$213,400	\$0	\$0	1,954.00
2021 Payable 2022	201	\$36,700	\$139,600	\$176,300	\$0	\$0	-
	Total	\$36,700	\$139,600	\$176,300	\$0	\$0	1,549.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$3,213.00	\$25.00	\$3,238.00	\$47,367	\$179,173	\$226,540
2023	\$2,947.00	\$25.00	\$2,972.00	\$41,106	\$154,260	\$195,366
2022	\$2,581.00	\$25.00	\$2,606.00	\$32,251	\$122,676	\$154,927

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