



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 2:05:55 PM

| General Details | | | | | | | |
|---|--|----------------------------|------------------|-------------------------|------------------|-----------------|---------------------|
| Parcel ID: | 010-2080-04020 | | | | | | |
| Document: | Abstract - 01191672 | | | | | | |
| Document Date: | 07/17/2012 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | HARRISONS DIVISION OF DULUTH | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | 028 | | | |
| Description: | LOTS 13 THRU 16 INC VAC ALLEY ADJ | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | SCHNELL WILLIAM F & RUTHANN | | | | | | |
| and Address: | 2708 BRANCH ST DULUTH MN 55812 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | SCHNELL RUTH ANN TRUST | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$22,509.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$22,538.00 | | | |
| Current Tax Due (as of 12/13/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$11,269.00 | 2025 - 2nd Half Tax | \$11,269.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$11,269.00 | 2025 - 2nd Half Tax Paid | \$11,298.00 | 2025 - 2nd Half Tax Due | (\$29.00) | | |
| 2025 - 1st Half Due | \$0.00 | 2025 - 2nd Half Due | (\$29.00) | 2025 - Total Due | (\$29.00) | | |
| Parcel Details | | | | | | | |
| Property Address: | 2708 BRANCH ST, DULUTH MN | | | | | | |
| School District: | 709 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | SCHNELL WILLIAM F & RUTHANN J | | | | | | |
| 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) | \$250,200 | \$793,900 | \$1,044,100 | \$0 | \$0 | - |
| Total: | | \$250,200 | \$793,900 | \$1,044,100 | \$0 | \$0 | 11801 |



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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: 233.00
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 | 1912 | 3,260 | 8,016 | ECO Quality / 3170 Ft ² | 5XL - XTRA LRG |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|-------|--------------------|
| BAS | 1 | 15 | 6 | 90 | CANTILEVER |
| BAS | 2.5 | 19 | 1 | 19 | WALKOUT BASEMENT |
| BAS | 2.5 | 22 | 10 | 220 | WALKOUT BASEMENT |
| BAS | 2.5 | 23 | 57 | 1,311 | WALKOUT BASEMENT |
| BAS | 2.5 | 30 | 15 | 450 | WALKOUT BASEMENT |
| BAS | 2.5 | 39 | 10 | 390 | WALKOUT BASEMENT |
| BAS | 2.5 | 39 | 20 | 780 | WALKOUT BASEMENT |
| CW | 0 | 10 | 6 | 60 | BASEMENT |
| OP | 0 | 15 | 6 | 90 | PIERS AND FOOTINGS |
| OP | 0 | 18 | 8 | 144 | PIERS AND FOOTINGS |
| OP | 0 | 30 | 12 | 360 | PIERS AND FOOTINGS |

| | | | | |
|-------------------|----------------------|-------------------|------------------------|--------------|
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC |
| 5+ BATHS | 5+ BEDROOM | 14 ROOMS | 5 | CENTRAL, GAS |

Improvement 2 Details (Pool)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| | 2006 | 720 | 720 | - | C - CONC SURFC |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|------------|
| BAS | 0 | 40 | 18 | 720 | - |

Improvement 3 Details (Sleeper)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SLEEPER | 0 | 548 | 548 | - | - |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|------------|
| BAS | 0 | 13 | 8 | 104 | FOUNDATION |
| BAS | 0 | 20 | 17 | 340 | FOUNDATION |

Improvement 4 Details (Shed)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 188 | 188 | - | - |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|---------------|
| BAS | 0 | 0 | 0 | 188 | FLOATING SLAB |

Sales Reported to the St. Louis County Auditor

No Sales information reported.



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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 | \$151,200 | \$1,287,900 | \$1,439,100 | \$0 | \$0 | - |
| | Total | \$151,200 | \$1,287,900 | \$1,439,100 | \$0 | \$0 | 16,739.00 |
| 2023 Payable 2024 | 201 | \$149,300 | \$1,240,700 | \$1,390,000 | \$0 | \$0 | - |
| | Total | \$149,300 | \$1,240,700 | \$1,390,000 | \$0 | \$0 | 16,125.00 |
| 2022 Payable 2023 | 201 | \$132,500 | \$1,093,200 | \$1,225,700 | \$0 | \$0 | - |
| | Total | \$132,500 | \$1,093,200 | \$1,225,700 | \$0 | \$0 | 14,071.00 |
| 2021 Payable 2022 | 201 | \$108,300 | \$904,500 | \$1,012,800 | \$0 | \$0 | - |
| | Total | \$108,300 | \$904,500 | \$1,012,800 | \$0 | \$0 | 11,410.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$22,377.00 | \$25.00 | \$22,402.00 | \$149,300 | \$1,240,700 | \$1,390,000 | |
| 2023 | \$20,741.00 | \$25.00 | \$20,766.00 | \$132,500 | \$1,093,200 | \$1,225,700 | |
| 2022 | \$18,507.00 | \$25.00 | \$18,532.00 | \$108,300 | \$904,500 | \$1,012,800 | |

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