



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 7:27:09 PM

General Details							
Parcel ID:	010-2080-04130						
Document:	Torrens - 1070866.0						
Document Date:	07/28/2023						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
Description:	ELY 10FT OF LOT 3 AND ALL OF LOT 4 BLK 29 INC N 1/2 OF VAC ALLEY ADJ EX THAT PART WITHIN A CIRCLE THE CENTER OF WHICH IS 10FT WLY OF SE CORNER OF LOT 3 AND THE RADIUS 30FT						
Taxpayer Details							
Taxpayer Name and Address:	HOFFMAN NEIL R & ECKEL JENNIFER N 2614 BRANCH ST DULUTH MN 55812						
Owner Details							
Owner Name	ECKEL JENNIFER N						
Owner Name	HOFFMAN NEIL R						
Payable 2025 Tax Summary							
2025 - Net Tax				\$5,187.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$5,216.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,608.00	2025 - 2nd Half Tax	\$2,608.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,608.00	2025 - 2nd Half Tax Paid	\$2,608.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Penalty	\$52.16	2025 - 2nd Half Penalty	\$0.00	Delinquent Tax			
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	2614 BRANCH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	HOFFMAN,NEIL R & ECKEL,JENNIFER N						
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)	\$79,300	\$379,300	\$458,600	\$0	\$0	-
Total:		\$79,300	\$379,300	\$458,600	\$0	\$0	4533



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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: 60.00
Lot Depth: 125.00

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	1936	918	1,698	GD Quality / 750 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	0	10	10	100	-
BAS	1	0	0	14	BASEMENT
BAS	1.5	16	3	48	FOUNDATION
BAS	2	14	6	84	BASEMENT
BAS	2	28	24	672	BASEMENT
DK	0	13	3	39	CANTILEVER
DK	0	24	13	312	PIERS AND FOOTINGS
DK	0	27	10	270	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.5 BATHS	4 BEDROOMS	-	2	C&AIR_COND, GAS	

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2005	480	480	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	20	24	480	FLOATING SLAB

Improvement 3 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	109	109	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	3	3	9	FOUNDATION
BAS	1	10	10	100	FOUNDATION

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2023	\$485,000	255016
06/2021	\$375,000	243167
07/2018	\$325,000	227208
03/2015	\$290,000	209834
10/2007	\$333,000	180000
06/2005	\$290,000	165993
12/2002	\$185,000	150284



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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	\$47,900	\$342,500	\$390,400	\$0	\$0	-
	Total	\$47,900	\$342,500	\$390,400	\$0	\$0	3,790.00
2023 Payable 2024	201	\$47,300	\$325,700	\$373,000	\$0	\$0	-
	Total	\$47,300	\$325,700	\$373,000	\$0	\$0	3,693.00
2022 Payable 2023	201	\$42,000	\$286,900	\$328,900	\$0	\$0	-
	Total	\$42,000	\$286,900	\$328,900	\$0	\$0	3,213.00
2021 Payable 2022	201	\$34,300	\$237,800	\$272,100	\$0	\$0	-
	Total	\$34,300	\$237,800	\$272,100	\$0	\$0	2,593.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,205.00	\$25.00	\$5,230.00	\$46,835	\$322,495	\$369,330	
2023	\$4,811.00	\$25.00	\$4,836.00	\$41,025	\$280,236	\$321,261	
2022	\$4,279.00	\$25.00	\$4,304.00	\$32,693	\$226,656	\$259,349	

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