



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 7:27:19 PM

General Details							
Parcel ID:	010-2080-04285						
Document:	Torrens - 1096282.0						
Document Date:	08/28/2025						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
	Section	Township	Range	Lot	Block		
	-	-	-	-	030		
Description:	ELY 20 FT OF LOT 3 AND ALL OF LOT 4 INC PART OF VAC ALLEY ADJ						
Taxpayer Details							
Taxpayer Name	SKIBA JOHN & CALLAHAN ANDREA						
and Address:	2514 BRANCH ST DULUTH MN 55812						
Owner Details							
Owner Name	CALLAHAN ANDREA						
Owner Name	SKIBA JOHN						
Payable 2025 Tax Summary							
	2025 - Net Tax			\$5,221.00			
	2025 - Special Assessments			\$29.00			
	2025 - Total Tax & Special Assessments			\$5,250.00			
Current Tax Due (as of 12/14/2025)							
	Due May 15		Due October 15		Total Due		
	2025 - 1st Half Tax	\$2,625.00	2025 - 2nd Half Tax	\$2,625.00	2025 - 1st Half Tax Due	\$0.00	
	2025 - 1st Half Tax Paid	\$2,625.00	2025 - 2nd Half Tax Paid	\$2,625.00	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:	2514 BRANCH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	ERICKSON,BRADON T/HANSON,BROOKE M						
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)	\$108,000	\$333,400	\$441,400	\$0	\$0	-
	Total:	\$108,000	\$333,400	\$441,400	\$0	\$0	4346



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 7:27:19 PM

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:	70.00
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	1953	1,050	1,050	AVG Quality / 700 Ft ²	5SS - SNGL STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	15	14	210	WALKOUT BASEMENT
BAS	1	28	30	840	WALKOUT BASEMENT
DK	0	12	6	72	PIERS AND FOOTINGS
DK	0	15	8	120	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	2 BEDROOMS	6 ROOMS		2	C&AIR_COND, GAS

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1953	360	360	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	15	360	FOUNDATION

Improvement 3 Details (6X6 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	2010	36	36	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	6	6	36	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2025	\$580,000	271497
07/2023	\$475,000	254661
09/2017	\$260,000	222961
12/1999	\$128,000	131990
07/1999	\$128,000	128557
10/1996	\$120,000	112095



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 7:27:19 PM

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	\$65,300	\$327,400	\$392,700	\$0	\$0	-
	Total	\$65,300	\$327,400	\$392,700	\$0	\$0	3,815.00
2023 Payable 2024	201	\$64,500	\$284,100	\$348,600	\$0	\$0	-
	Total	\$64,500	\$284,100	\$348,600	\$0	\$0	3,427.00
2022 Payable 2023	201	\$57,300	\$250,000	\$307,300	\$0	\$0	-
	Total	\$57,300	\$250,000	\$307,300	\$0	\$0	2,977.00
2021 Payable 2022	201	\$46,800	\$207,200	\$254,000	\$0	\$0	-
	Total	\$46,800	\$207,200	\$254,000	\$0	\$0	2,396.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,835.00	\$25.00	\$4,860.00	\$63,415	\$279,319	\$342,734	
2023	\$4,461.00	\$25.00	\$4,486.00	\$55,513	\$242,204	\$297,717	
2022	\$3,959.00	\$25.00	\$3,984.00	\$44,150	\$195,470	\$239,620	

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.