



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/2/2025 1:52:18 AM

General Details							
Parcel ID:	010-2080-04285						
Document:	Torrens - 1070163.0						
Document Date:	07/05/2023						
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	HANSON BROOKE & ERICKSON BRADON						
and Address:	2514 BRANCH ST DULUTH MN 55812						
Owner Details							
Owner Name	ERICKSON BRADON						
Owner Name	HANSON BROOKE						
Payable 2025 Tax Summary							
2025 - Net Tax				\$5,221.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$5,250.00</b>			
Current Tax Due (as of 5/1/2025)							
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	\$2,625.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,625.00		
<b>2025 - 1st Half Due</b>	<b>\$2,625.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,625.00</b>	<b>2025 - Total Due</b>	<b>\$5,250.00</b>		
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



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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:** 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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1953	1,050	1,050	AVG Quality / 700 Ft <sup>2</sup>	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
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.75 BATHS	2 BEDROOMS	6 ROOMS		2	C&AIR_COND, GAS

## Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	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 <sup>2</sup>	Gross Area Ft <sup>2</sup>	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
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



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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	\$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	

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