



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/2/2025 2:13:29 AM

General Details							
Parcel ID:	010-2080-04300						
Document:	Torrens - 957980.0						
Document Date:	05/15/2015						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	030			
Description:	LOTS 5 AND 6 INC PART OF VAC ALLEY						
Taxpayer Details							
Taxpayer Name	FALK DENNIS R & JACQUELINE H						
and Address:	2524 BRANCH ST DULUTH MN 55812						
Owner Details							
Owner Name	FALK DENNIS R						
Owner Name	FALK JACQUELINE H						
Payable 2025 Tax Summary							
2025 - Net Tax				\$5,419.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$5,448.00</b>			
Current Tax Due (as of 5/1/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,724.00	2025 - 2nd Half Tax	\$2,724.00	2025 - 1st Half Tax Due	\$2,724.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,724.00		
<b>2025 - 1st Half Due</b>	<b>\$2,724.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,724.00</b>	<b>2025 - Total Due</b>	<b>\$5,448.00</b>		
Parcel Details							
Property Address:	2524 BRANCH ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	FALK, DENNIS R & JACQUELINE H						
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)	\$174,900	\$184,600	\$359,500	\$0	\$0	-
Total:		\$174,900	\$184,600	\$359,500	\$0	\$0	3453



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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:** 100.00  
**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	1948	1,080	1,080	AVG Quality / 1000 Ft <sup>2</sup>	5SS - SNGL STRY																		
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1</td><td>36</td><td>30</td><td>1,080</td><td>WALKOUT BASEMENT</td></tr><tr><td>DK</td><td>0</td><td>20</td><td>12</td><td>240</td><td>PIERS AND FOOTINGS</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	36	30	1,080	WALKOUT BASEMENT	DK	0	20	12	240	PIERS AND FOOTINGS
Segment	Story	Width	Length	Area	Foundation																		
BAS	1	36	30	1,080	WALKOUT BASEMENT																		
DK	0	20	12	240	PIERS AND FOOTINGS																		
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>																		
1.5 BATHS	3 BEDROOMS	6 ROOMS		1	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	1948	252	252	-	ATTACHED												
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>1</td><td>21</td><td>12</td><td>252</td><td>WALKOUT BASEMENT</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	21	12	252	WALKOUT BASEMENT
Segment	Story	Width	Length	Area	Foundation												
BAS	1	21	12	252	WALKOUT BASEMENT												

## Improvement 3 Details (10x9 ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	0	90	90	-	-												
<table><tr><th>Segment</th><th>Story</th><th>Width</th><th>Length</th><th>Area</th><th>Foundation</th></tr><tr><td>BAS</td><td>0</td><td>10</td><td>9</td><td>90</td><td>POST ON GROUND</td></tr></table>						Segment	Story	Width	Length	Area	Foundation	BAS	0	10	9	90	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation												
BAS	0	10	9	90	POST ON GROUND												

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2015	\$285,000	210607
03/1997	\$102,900	116042

## 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	\$105,800	\$300,400	\$406,200	\$0	\$0	-
	Total	\$105,800	\$300,400	\$406,200	\$0	\$0	3,962.00
2023 Payable 2024	201	\$104,500	\$289,600	\$394,100	\$0	\$0	-
	Total	\$104,500	\$289,600	\$394,100	\$0	\$0	3,923.00
2022 Payable 2023	201	\$92,700	\$254,900	\$347,600	\$0	\$0	-
	Total	\$92,700	\$254,900	\$347,600	\$0	\$0	3,416.00



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2021 Payable 2022	201	\$75,700	\$211,100	\$286,800	\$0	\$0	-
	Total	\$75,700	\$211,100	\$286,800	\$0	\$0	2,754.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,527.00	\$25.00	\$5,552.00	\$104,030	\$288,299	\$392,329	
2023	\$5,111.00	\$25.00	\$5,136.00	\$91,112	\$250,532	\$341,644	
2022	\$4,541.00	\$25.00	\$4,566.00	\$72,684	\$202,688	\$275,372	

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