



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 12:44:51 PM

General Details							
Parcel ID:	010-2080-04300						
Document:	Abstract - 1093043.0						
Document Date:	08/05/2025						
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 & JACKIE REVOCABLE TRUS						
and Address:	C/O DENNIS & JACKIE FALK 2524 BRANCH ST DULUTH MN 55812						
Owner Details							
Owner Name	FALK DENNIS & JACKIE REVOCABLE TRUS						
Payable 2025 Tax Summary							
2025 - Net Tax				\$5,419.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$5,448.00			
Current Tax Due (as of 12/14/2025)							
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	\$0.00		
2025 - 1st Half Tax Paid	\$2,724.00	2025 - 2nd Half Tax Paid	\$2,724.00	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:	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.

Improvement 1 Details (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1948	1,080	1,080	AVG Quality / 1000 Ft ²	5SS - SNGL STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	36	30	1,080	WALKOUT BASEMENT
DK	0	20	12	240	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	3 BEDROOMS	6 ROOMS	1	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	1948	252	252	-	ATTACHED
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 ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	90	90	-	-
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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