



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



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

| General Details | | | | | | | |
|--|-------------------------------------|--|------------------|-------------------------|---------------|--------------|------------------|
| Parcel ID: | | 010-2080-04650 | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | | HARRISONS DIVISION OF DULUTH | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | 032 | | | |
| Description: | | ELY 12 FT OF LOT 5 ALL OF LOT 6 & LOT 7 EX ELY 12 FT & INC PT OF VAC ALLEY ADJ | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name and Address: | | SHELSTAD BRADLEY J 2324 BRANCH ST DULUTH MN 55812 | | | | | |
| Owner Details | | | | | | | |
| Owner Name | | SHELSTAD BRADLEY J | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| | | 2025 - Net Tax | | \$5,329.00 | | | |
| | | 2025 - Special Assessments | | \$29.00 | | | |
| | | 2025 - Total Tax & Special Assessments | | \$5,358.00 | | | |
| Current Tax Due (as of 12/14/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$2,679.00 | 2025 - 2nd Half Tax | \$2,679.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$2,679.00 | 2025 - 2nd Half Tax Paid | \$2,679.00 | 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: | | 2324 BRANCH ST, DULUTH MN | | | | | |
| School District: | | 709 | | | | | |
| Tax Increment District: | | - | | | | | |
| Property/Homesteader: | | SHELSTAD BRADLEY | | | | | |
| 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) | \$153,300 | \$246,100 | \$399,400 | \$0 | \$0 | - |
| Total: | | \$153,300 | \$246,100 | \$399,400 | \$0 | \$0 | 3917 |



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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 | 0 | 1,342 | 1,419 | AVG Quality / 750 Ft ² | 5SS - SNGL STRY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>7</td> <td>3</td> <td>21</td> <td>FOUNDATION</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>16</td> <td>1</td> <td>16</td> <td>WALKOUT BASEMENT</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>19</td> <td>12</td> <td>228</td> <td>FOUNDATION</td> </tr> <tr> <td>BAS</td> <td>1</td> <td>40</td> <td>25</td> <td>1,000</td> <td>WALKOUT BASEMENT</td> </tr> <tr> <td>BAS</td> <td>2</td> <td>11</td> <td>7</td> <td>77</td> <td>FOUNDATION</td> </tr> <tr> <td>DK</td> <td>0</td> <td>7</td> <td>3</td> <td>21</td> <td>-</td> </tr> <tr> <td>DK</td> <td>0</td> <td>19</td> <td>12</td> <td>228</td> <td>-</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 1 | 7 | 3 | 21 | FOUNDATION | BAS | 1 | 16 | 1 | 16 | WALKOUT BASEMENT | BAS | 1 | 19 | 12 | 228 | FOUNDATION | BAS | 1 | 40 | 25 | 1,000 | WALKOUT BASEMENT | BAS | 2 | 11 | 7 | 77 | FOUNDATION | DK | 0 | 7 | 3 | 21 | - | DK | 0 | 19 | 12 | 228 | - |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BAS | 1 | 7 | 3 | 21 | FOUNDATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BAS | 1 | 16 | 1 | 16 | WALKOUT BASEMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BAS | 1 | 19 | 12 | 228 | FOUNDATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BAS | 1 | 40 | 25 | 1,000 | WALKOUT BASEMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BAS | 2 | 11 | 7 | 77 | FOUNDATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DK | 0 | 7 | 3 | 21 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DK | 0 | 19 | 12 | 228 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.75 BATHS | 4 BEDROOMS | - | | 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 | 1954 | 462 | 462 | - | ATTACHED | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>0</td> <td>22</td> <td>21</td> <td>462</td> <td>WALKOUT BASEMENT</td> </tr> </tbody> </table> | | | | | | Segment | Story | Width | Length | Area | Foundation | BAS | 0 | 22 | 21 | 462 | WALKOUT BASEMENT |
| Segment | Story | Width | Length | Area | Foundation | | | | | | | | | | | | |
| BAS | 0 | 22 | 21 | 462 | WALKOUT BASEMENT | | | | | | | | | | | | |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|--|------------|
| 07/2012 | \$200,000 (This is part of a multi parcel sale.) | 198457 |

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 | \$92,700 | \$305,900 | \$398,600 | \$0 | \$0 | - |
| | Total | \$92,700 | \$305,900 | \$398,600 | \$0 | \$0 | 3,896.00 |
| 2023 Payable 2024 | 201 | \$91,500 | \$294,800 | \$386,300 | \$0 | \$0 | - |
| | Total | \$91,500 | \$294,800 | \$386,300 | \$0 | \$0 | 3,855.00 |
| 2022 Payable 2023 | 201 | \$81,200 | \$259,600 | \$340,800 | \$0 | \$0 | - |
| | Total | \$81,200 | \$259,600 | \$340,800 | \$0 | \$0 | 3,357.00 |
| 2021 Payable 2022 | 201 | \$66,400 | \$215,100 | \$281,500 | \$0 | \$0 | - |
| | Total | \$66,400 | \$215,100 | \$281,500 | \$0 | \$0 | 2,708.00 |



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| Tax Detail History | | | | | | |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024 | \$5,429.00 | \$25.00 | \$5,454.00 | \$91,306 | \$294,177 | \$385,483 |
| 2023 | \$5,023.00 | \$25.00 | \$5,048.00 | \$79,985 | \$255,714 | \$335,699 |
| 2022 | \$4,465.00 | \$25.00 | \$4,490.00 | \$63,876 | \$206,925 | \$270,801 |

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