



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 4:49:59 PM

General Details							
Parcel ID:	010-2080-06520						
Document:	Abstract - 01499161						
Document Date:	11/04/2024						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0010	045			
Description:	Lot 10, Block 45						
Taxpayer Details							
Taxpayer Name	KLOPFENSTEIN-HELLIS CHRISTY E &						
and Address:	JAMES M MATTALIANO						
	2540 JEFFERSON ST						
	DULUTH MN 55812						
Owner Details							
Owner Name	KLOPFENSTEIN-HELLIS CHRISTY E						
Owner Name	MATTALIANO JAMES M						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,439.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$4,468.00</b>				
Current Tax Due (as of 4/28/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,234.00	2025 - 2nd Half Tax	\$2,234.00		2025 - 1st Half Tax Due	\$2,234.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$2,234.00	
<b>2025 - 1st Half Due</b>	<b>\$2,234.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,234.00</b>		<b>2025 - Total Due</b>	<b>\$4,468.00</b>	
Parcel Details							
Property Address:	2540 JEFFERSON ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	-						
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
204	0 - Non Homestead	\$78,400	\$311,800	\$390,200	\$0	\$0	-
Total:		<b>\$78,400</b>	<b>\$311,800</b>	<b>\$390,200</b>	<b>\$0</b>	<b>\$0</b>	<b>3902</b>



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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:** 50.00  
**Lot Depth:** 156.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frnPlatStatPopUp.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	1921	1,267	2,076	AVG Quality / 423 Ft <sup>2</sup>	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	27	7	189	PIERS AND FOOTINGS
BAS	1.7	21	10	210	WALKOUT BASEMENT
BAS	1.7	28	31	868	WALKOUT BASEMENT
DK	0	9	3	27	PIERS AND FOOTINGS
DK	0	14	6	84	PIERS AND FOOTINGS
DK	0	26	8	208	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	4 BEDROOMS	9 ROOMS	1	CENTRAL, GAS	

## Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1971	672	672	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	28	24	672	FLOATING SLAB

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2013	\$175,000	202129

## 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	\$47,400	\$292,300	\$339,700	\$0	\$0	-
	Total	\$47,400	\$292,300	\$339,700	\$0	\$0	3,237.00
2023 Payable 2024	201	\$46,800	\$281,600	\$328,400	\$0	\$0	-
	Total	\$46,800	\$281,600	\$328,400	\$0	\$0	3,207.00
2022 Payable 2023	201	\$41,500	\$247,900	\$289,400	\$0	\$0	-
	Total	\$41,500	\$247,900	\$289,400	\$0	\$0	2,782.00
2021 Payable 2022	201	\$33,900	\$205,500	\$239,400	\$0	\$0	-
	Total	\$33,900	\$205,500	\$239,400	\$0	\$0	2,237.00



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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	\$4,527.00	\$25.00	\$4,552.00	\$45,705	\$275,011	\$320,716
2023	\$4,173.00	\$25.00	\$4,198.00	\$39,895	\$238,311	\$278,206
2022	\$3,701.00	\$25.00	\$3,726.00	\$31,678	\$192,028	\$223,706

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