



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 1:06:26 PM

General Details							
Parcel ID:	010-2100-00065						
Document:	Torrens - 1037414.0						
Document Date:	02/24/2021						
Legal Description Details							
Plat Name:	HARRISONS DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	046			
Description:	ELY 1/2 OF LOT 6 AND ALL OF LOT 7						
Taxpayer Details							
Taxpayer Name	FRISCHMANN BREELYNN E & JESSE C						
and Address:	2428 JEFFERSON ST DULUTH MN 55812						
Owner Details							
Owner Name	FRISCHMANN BREELYNN E						
Owner Name	FRISCHMANN JESSE C						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,277.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,306.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,653.00	2025 - 2nd Half Tax	\$1,653.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,653.00	2025 - 2nd Half Tax Paid	\$1,653.00	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:	2428 JEFFERSON ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	LEIN, BREELYNN E						
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)	\$93,200	\$170,000	\$263,200	\$0	\$0	-
Total:		\$93,200	\$170,000	\$263,200	\$0	\$0	2403



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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: 75.00
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	1940	892	1,308	U Quality / 0 Ft ²	5XB - EXP BNLW
Segment	Story	Width	Length	Area	Foundation
BAS	1	15	4	60	BASEMENT
BAS	1.5	32	26	832	BASEMENT
DK	0	5	4	20	PIERS AND FOOTINGS
DK	0	18	10	180	PIERS AND FOOTINGS
DK	0	22	6	132	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	3 BEDROOMS	5 ROOMS	1	CENTRAL, GAS	

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	288	288	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	24	12	288	FLOATING SLAB

Improvement 3 Details (Shed)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	72	72	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	9	8	72	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2018	\$187,500	227781
10/2015	\$115,000	213332



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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	\$56,300	\$204,600	\$260,900	\$0	\$0	-
	Total	\$56,300	\$204,600	\$260,900	\$0	\$0	2,378.00
2023 Payable 2024	201	\$55,700	\$197,100	\$252,800	\$0	\$0	-
	Total	\$55,700	\$197,100	\$252,800	\$0	\$0	2,383.00
2022 Payable 2023	201	\$49,400	\$173,500	\$222,900	\$0	\$0	-
	Total	\$49,400	\$173,500	\$222,900	\$0	\$0	2,057.00
2021 Payable 2022	201	\$40,400	\$143,800	\$184,200	\$0	\$0	-
	Total	\$40,400	\$143,800	\$184,200	\$0	\$0	1,635.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,377.00	\$25.00	\$3,402.00	\$52,508	\$185,804	\$238,312	
2023	\$3,099.00	\$25.00	\$3,124.00	\$45,593	\$160,128	\$205,721	
2022	\$2,721.00	\$25.00	\$2,746.00	\$35,868	\$127,670	\$163,538	

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