



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:13:04 PM

General Details							
Parcel ID:	010-2270-03510						
Document:	Torrens - 936015.0						
Document Date:	08/21/2013						
Legal Description Details							
Plat Name:	HOMEWOOD ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	009			
Description:	NLY 1/2 OF LOT 2 AND ALL OF LOT 3						
Taxpayer Details							
Taxpayer Name	PORT CITY PROPERTIES LLC						
and Address:	2138 PONDEROSA CIR						
	DULUTH MN 55811						
Owner Details							
Owner Name	KARICH ALAN						
Owner Name	LABORE DAVID						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,175.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,204.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,602.00	2025 - 2nd Half Tax	\$1,602.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,602.00	2025 - 2nd Half Tax Paid	\$1,602.00	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:	1322 FERN AVE, 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	\$40,100	\$208,800	\$248,900	\$0	\$0	-
Total:		\$40,100	\$208,800	\$248,900	\$0	\$0	2489



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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: 45.00
Lot Depth: 108.00

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.

Improvement 1 Details (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1925	880	880	AVG Quality / 400 Ft ²	BNG - BUNGALOW
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	620	WALKOUT BASEMENT
BAS	1	13	20	260	SINGLE TUCK UNDER GARAGE WITH FINISHED BASEMENT
CW	1	7	13	91	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	4 BEDROOMS	-	0	CENTRAL, GAS	

Improvement 2 Details (SLB)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	117	117	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	9	13	117	-

Improvement 3 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	0	33	33	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	11	3	33	FOUNDATION

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2007	\$150,000	177538
06/2006	\$152,000	172355



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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	204	\$37,800	\$194,900	\$232,700	\$0	\$0	-
	Total	\$37,800	\$194,900	\$232,700	\$0	\$0	2,327.00
2023 Payable 2024	204	\$37,800	\$186,600	\$224,400	\$0	\$0	-
	Total	\$37,800	\$186,600	\$224,400	\$0	\$0	2,244.00
2022 Payable 2023	204	\$35,200	\$172,600	\$207,800	\$0	\$0	-
	Total	\$35,200	\$172,600	\$207,800	\$0	\$0	2,078.00
2021 Payable 2022	204	\$28,700	\$140,600	\$169,300	\$0	\$0	-
	Total	\$28,700	\$140,600	\$169,300	\$0	\$0	1,693.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,159.00	\$25.00	\$3,184.00	\$37,800	\$186,600	\$224,400	
2023	\$3,105.00	\$25.00	\$3,130.00	\$35,200	\$172,600	\$207,800	
2022	\$2,779.00	\$25.00	\$2,804.00	\$28,700	\$140,600	\$169,300	

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