



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:13:06 PM

General Details							
Parcel ID:	010-2270-03550						
Document:	Torrens - 981994.0						
Document Date:	11/29/2016						
Legal Description Details							
Plat Name:	HOMEWOOD ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	009			
Description:	NLY 20 FT OF LOT 5 AND SLY 20 FT OF LOT 6						
Taxpayer Details							
Taxpayer Name	STROUD SHAUNA & SHANNON						
and Address:	1326 FERN AVE						
	DULUTH MN 55805						
Owner Details							
Owner Name	STROUD SHANNON R						
Owner Name	STROUD SHAUNA L						
Payable 2025 Tax Summary							
2025 - Net Tax				\$1,477.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$1,506.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$753.00	2025 - 2nd Half Tax	\$753.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$753.00	2025 - 2nd Half Tax Paid	\$753.00	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:	1326 FERN AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	STROUD, SHAUNA L & SHANNON R						
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)	\$45,600	\$102,700	\$148,300	\$0	\$0	-
Total:		\$45,600	\$102,700	\$148,300	\$0	\$0	1151



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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: 40.00
Lot Depth: 120.00

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	1924	438	648	ECO Quality / 105 Ft ²	EXB - EXP BUNGLW
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	3	18	CANTILEVER
BAS	1.5	20	21	420	WALKOUT BASEMENT
CW	1	7	8	56	FOUNDATION
DK	1	6	4	24	PIERS AND FOOTINGS
DK	1	11	6	66	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
0.75 BATH	1 BEDROOM	-		0	CENTRAL, GAS

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1949	550	550	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	550	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	60	60	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	10	60	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2016	\$71,000	219818
05/2006	\$131,500	171275
02/1998	\$43,700	120281
01/1998	\$24,000	119752



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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	\$42,900	\$95,900	\$138,800	\$0	\$0	-
	Total	\$42,900	\$95,900	\$138,800	\$0	\$0	1,047.00
2023 Payable 2024	201	\$42,900	\$91,800	\$134,700	\$0	\$0	-
	Total	\$42,900	\$91,800	\$134,700	\$0	\$0	1,096.00
2022 Payable 2023	201	\$40,000	\$84,900	\$124,900	\$0	\$0	-
	Total	\$40,000	\$84,900	\$124,900	\$0	\$0	989.00
2021 Payable 2022	201	\$32,500	\$69,200	\$101,700	\$0	\$0	-
	Total	\$32,500	\$69,200	\$101,700	\$0	\$0	736.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$1,581.00	\$25.00	\$1,606.00	\$34,901	\$74,682	\$109,583	
2023	\$1,517.00	\$25.00	\$1,542.00	\$31,674	\$67,227	\$98,901	
2022	\$1,257.00	\$25.00	\$1,282.00	\$23,524	\$50,089	\$73,613	

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