



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/17/2025 10:40:58 PM

General Details							
Parcel ID:	010-2270-03740						
Document:	Torrens - 860197.0						
Document Date:	09/25/2008						
Legal Description Details							
Plat Name:	HOMEWOOD ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	009			
Description:	LOTS 22 AND 23						
Taxpayer Details							
Taxpayer Name	PAYNE JANTZEN S						
and Address:	1362 FERN AVE						
	DULUTH MN 55805						
Owner Details							
Owner Name	PAYNE JANTZEN S						
Owner Name	ST GERMAIN NATHAN F						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,845.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,874.00			
Current Tax Due (as of 12/16/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,937.00	2025 - 2nd Half Tax	\$1,937.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,937.00	2025 - 2nd Half Tax Paid	\$1,937.00	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:	1362 FERN AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	PAYNE JANTZEN & ST GERMAIN NATHAN						
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)	\$48,400	\$271,900	\$320,300	\$0	\$0	-
Total:		\$48,400	\$271,900	\$320,300	\$0	\$0	3026



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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: 60.00
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/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	1921	1,128	1,652	AVG Quality / 384 Ft ²	EXB - EXP BUNGLW
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	10	80	WALKOUT BASEMENT
BAS	1.5	25	16	400	SINGLE TUCK UNDER GARAGE
BAS	1.5	27	24	648	WALKOUT BASEMENT
CW	1	5	8	40	WALKOUT BASEMENT
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.5 BATHS	5 BEDROOMS	-		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	2003	528	528	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	24	528	FLOATING SLAB

Improvement 3 Details (SLB)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	396	396	-	PLN - PLAIN SLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	22	18	396	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2008	\$189,000	183813
07/2002	\$135,000	147632



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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	\$45,600	\$253,800	\$299,400	\$0	\$0	-
	Total	\$45,600	\$253,800	\$299,400	\$0	\$0	2,798.00
2023 Payable 2024	201	\$45,600	\$243,000	\$288,600	\$0	\$0	-
	Total	\$45,600	\$243,000	\$288,600	\$0	\$0	2,773.00
2022 Payable 2023	201	\$42,500	\$224,900	\$267,400	\$0	\$0	-
	Total	\$42,500	\$224,900	\$267,400	\$0	\$0	2,542.00
2021 Payable 2022	201	\$34,600	\$183,000	\$217,600	\$0	\$0	-
	Total	\$34,600	\$183,000	\$217,600	\$0	\$0	1,999.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,921.00	\$25.00	\$3,946.00	\$43,820	\$233,514	\$277,334	
2023	\$3,817.00	\$25.00	\$3,842.00	\$40,406	\$213,820	\$254,226	
2022	\$3,313.00	\$25.00	\$3,338.00	\$31,793	\$168,151	\$199,944	

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