



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 5:10:25 AM

General Details							
Parcel ID:	010-2340-00020						
Document:	Torrens - 1003504						
Document Date:	09/27/2018						
Legal Description Details							
Plat Name:	HUNTERS GRASSY POINT ADDITION DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	018			
Description:	NLY 50 FT INC PT OF VAC ST ADJ						
Taxpayer Details							
Taxpayer Name	FRANKLIN INGRID S & DANIEL N						
and Address:	502 S 63RD AVE W DULUTH MN 55807						
Owner Details							
Owner Name	FRANKLIN DANIEL N						
Owner Name	FRANKLIN INGRID S						
Payable 2026 Tax Summary							
2026 - Net Tax			\$2,232.00				
2026 - Special Assessments			\$34.00				
<b>2026 - Total Tax &amp; Special Assessments</b>			<b>\$2,266.00</b>				
Current Tax Due (as of 4/2/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$1,133.00	2026 - 2nd Half Tax	\$1,133.00	2026 - 1st Half Tax Due	\$1,133.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$1,133.00		
<b>2026 - 1st Half Due</b>	<b>\$1,133.00</b>	<b>2026 - 2nd Half Due</b>	<b>\$1,133.00</b>	<b>2026 - Total Due</b>	<b>\$2,266.00</b>		
Parcel Details							
Property Address:	502 S 63RD AVE W, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	FRANKLIN, INGRID S & DANIEL N						
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)	\$19,200	\$166,600	\$185,800	\$0	\$0	-
<b>Total:</b>		<b>\$19,200</b>	<b>\$166,600</b>	<b>\$185,800</b>	<b>\$0</b>	<b>\$0</b>	<b>1560</b>



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## Land Details

<b>Deeded Acres:</b>	0.00
<b>Waterfront:</b>	-
<b>Water Front Feet:</b>	0.00
<b>Water Code &amp; Desc:</b>	P - PUBLIC
<b>Gas Code &amp; Desc:</b>	P - PUBLIC
<b>Sewer Code &amp; Desc:</b>	P - PUBLIC
<b>Lot Width:</b>	0.00
<b>Lot Depth:</b>	0.00

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](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	1912	816	1,632	ECO Quality / 82 Ft <sup>2</sup>	3MS - MULTI STRY																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>2</td> <td>34</td> <td>24</td> <td>816</td> <td>BASEMENT</td> </tr> <tr> <td>CW</td> <td>1</td> <td>7</td> <td>7</td> <td>49</td> <td>FOUNDATION</td> </tr> <tr> <td>DK</td> <td>1</td> <td>6</td> <td>12</td> <td>72</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	2	34	24	816	BASEMENT	CW	1	7	7	49	FOUNDATION	DK	1	6	12	72	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation																								
BAS	2	34	24	816	BASEMENT																								
CW	1	7	7	49	FOUNDATION																								
DK	1	6	12	72	POST ON GROUND																								
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>																								
1.0 BATH	4 BEDROOMS	-		-	CENTRAL, GAS																								

## Improvement 2 Details (ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
STORAGE BUILDING	1998	25	25	-	-												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>5</td> <td>5</td> <td>25</td> <td>POST ON GROUND</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	5	5	25	POST ON GROUND
Segment	Story	Width	Length	Area	Foundation												
BAS	1	5	5	25	POST ON GROUND												

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2018	#Error	228916

## Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	201	\$19,200	\$166,600	\$185,800	\$0	\$0	-
	<b>Total</b>	<b>\$19,200</b>	<b>\$166,600</b>	<b>\$185,800</b>	<b>\$0</b>	<b>\$0</b>	<b>1,560.00</b>
2024 Payable 2025	201	\$19,200	\$159,800	\$179,000	\$0	\$0	-
	<b>Total</b>	<b>\$19,200</b>	<b>\$159,800</b>	<b>\$179,000</b>	<b>\$0</b>	<b>\$0</b>	<b>1,486.00</b>
2023 Payable 2024	201	\$16,300	\$151,900	\$168,200	\$0	\$0	-
	<b>Total</b>	<b>\$16,300</b>	<b>\$151,900</b>	<b>\$168,200</b>	<b>\$0</b>	<b>\$0</b>	<b>1,461.00</b>
2022 Payable 2023	201	\$22,300	\$139,800	\$162,100	\$0	\$0	-
	<b>Total</b>	<b>\$22,300</b>	<b>\$139,800</b>	<b>\$162,100</b>	<b>\$0</b>	<b>\$0</b>	<b>1,394.00</b>



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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
2025	\$2,069.00	\$29.00	\$2,098.00	\$15,935	\$132,625	\$148,560
2024	\$2,091.00	\$25.00	\$2,116.00	\$14,158	\$131,940	\$146,098
2023	\$2,117.00	\$25.00	\$2,142.00	\$19,184	\$120,265	\$139,449

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