



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 5:02:27 AM

General Details							
Parcel ID:	010-2610-00210						
Document:	Torrens - 944359.0						
Document Date:	05/12/2014						
Legal Description Details							
Plat Name:	KENILWORTH PARK ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	001			
Description:	LOTS 19 AND 20						
Taxpayer Details							
Taxpayer Name	CANAVAN GREGORY P & NICHELE						
and Address:	2153 SUSSEX AVE DULUTH MN 55803						
Owner Details							
Owner Name	CANAVAN GREGORY P						
Owner Name	CANAVAN NICHELE						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,269.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$4,298.00			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,149.00	2025 - 2nd Half Tax	\$2,149.00	2025 - 1st Half Tax Due	\$2,149.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,149.00		
2025 - 1st Half Due	\$2,149.00	2025 - 2nd Half Due	\$2,149.00	2025 - Total Due	\$4,298.00		
Parcel Details							
Property Address:	2153 SUSSEX AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	CANAVAN, GREGORY P & NICHELE L						
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)	\$64,900	\$268,100	\$333,000	\$0	\$0	-
Total:		\$64,900	\$268,100	\$333,000	\$0	\$0	3164



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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: 100.00
Lot Depth: 142.00

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 (RES)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1925	900	1,688	U Quality / 0 Ft ²	4MS - MULTI STRY

Segment	Story	Width	Length	Area	Foundation
BAS	1	14	8	112	BASEMENT
BAS	2	16	8	128	BASEMENT
BAS	2	22	30	660	BASEMENT
DK	0	4	6	24	POST ON GROUND
OP	0	4	7	28	FOUNDATION

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	6 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	1963	576	576	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	0	24	24	576	FLOATING SLAB
LT	1	8	10	80	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2014	\$211,000	205660
09/2011	\$210,500	195579
06/2007	\$229,900	177870
07/1997	\$54,500	117380
07/1997	\$104,000	117381



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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	\$64,900	\$263,200	\$328,100	\$0	\$0	-
	Total	\$64,900	\$263,200	\$328,100	\$0	\$0	3,111.00
2023 Payable 2024	204	\$51,100	\$272,600	\$323,700	\$0	\$0	-
	Total	\$51,100	\$272,600	\$323,700	\$0	\$0	3,237.00
2022 Payable 2023	204	\$44,500	\$236,300	\$280,800	\$0	\$0	-
	Total	\$44,500	\$236,300	\$280,800	\$0	\$0	2,808.00
2021 Payable 2022	204	\$38,100	\$201,700	\$239,800	\$0	\$0	-
	Total	\$38,100	\$201,700	\$239,800	\$0	\$0	2,398.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,559.00	\$25.00	\$4,584.00	\$51,100	\$272,600	\$323,700	
2023	\$4,195.00	\$25.00	\$4,220.00	\$44,500	\$236,300	\$280,800	
2022	\$3,937.00	\$25.00	\$3,962.00	\$38,100	\$201,700	\$239,800	

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