



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 2:10:31 AM

General Details							
Parcel ID:	010-2610-00540						
Document:	Torrens - 987003						
Document Date:	07/07/2017						
Legal Description Details							
Plat Name:	KENILWORTH PARK ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	002			
Description:	LOTS 23 AND 24						
Taxpayer Details							
Taxpayer Name	KAP JOOST & CLAIRE E						
and Address:	345 LEICESTER AVE						
	DULUTH MN 55803						
Owner Details							
Owner Name	KAP CLAIRE						
Owner Name	KAP JOOST						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,713.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$4,742.00</b>			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,371.00	2025 - 2nd Half Tax	\$2,371.00	2025 - 1st Half Tax Due	\$2,371.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,371.00		
<b>2025 - 1st Half Due</b>	<b>\$2,371.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,371.00</b>	<b>2025 - Total Due</b>	<b>\$4,742.00</b>		
Parcel Details							
Property Address:	345 LEICESTER AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	KAP, CLAIRE E & JOOST						
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)	\$68,100	\$295,500	\$363,600	\$0	\$0	-
Total:		\$68,100	\$295,500	\$363,600	\$0	\$0	3498



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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:** 171.00

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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (RES)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1926	1,034	1,754	AVG Quality / 254 Ft <sup>2</sup>	4MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	107	PIERS AND FOOTINGS
BAS	1	7	21	147	PIERS AND FOOTINGS
BAS	1	20	3	60	PIERS AND FOOTINGS
BAS	2	30	24	720	BASEMENT
DK	1	0	0	419	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	3 BEDROOMS	7 ROOMS	1	C&AIR_COND, GAS	

## Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1992	624	624	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	24	624	FLOATING SLAB

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2017	\$250,000	221837
05/2006	\$235,000	171787

## 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	\$68,100	\$290,200	\$358,300	\$0	\$0	-
	Total	\$68,100	\$290,200	\$358,300	\$0	\$0	3,440.00
2023 Payable 2024	201	\$53,700	\$307,000	\$360,700	\$0	\$0	-
	Total	\$53,700	\$307,000	\$360,700	\$0	\$0	3,559.00
2022 Payable 2023	201	\$46,700	\$265,900	\$312,600	\$0	\$0	-
	Total	\$46,700	\$265,900	\$312,600	\$0	\$0	3,035.00
2021 Payable 2022	201	\$40,000	\$227,200	\$267,200	\$0	\$0	-
	Total	\$40,000	\$227,200	\$267,200	\$0	\$0	2,540.00



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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
2024	\$5,019.00	\$25.00	\$5,044.00	\$52,989	\$302,934	\$355,923
2023	\$4,547.00	\$25.00	\$4,572.00	\$45,340	\$258,154	\$303,494
2022	\$4,193.00	\$25.00	\$4,218.00	\$38,025	\$215,983	\$254,008

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