



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 10/7/2025 11:34:21 PM

General Details							
Parcel ID:	010-2610-00610						
Document:	Torrens - 1028923.0						
Document Date:	08/20/2020						
Legal Description Details							
Plat Name:	KENILWORTH PARK ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	002			
Description:	LOT 30 AND ELY 1/2 OF LOT 31						
Taxpayer Details							
Taxpayer Name	KOLODGE NICOLE & CAMERON						
and Address:	321 LEICESTER AVE						
	DULUTH MN 55803						
Owner Details							
Owner Name	KOLODGE CAMERON						
Owner Name	KOLODGE NICOLE						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,109.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,138.00			
Current Tax Due (as of 10/6/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,569.00	2025 - 2nd Half Tax	\$1,569.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,569.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,569.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,569.00	2025 - Total Due	\$1,569.00		
Parcel Details							
Property Address:	321 LEICESTER AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	KOLODGE, NICOLE E & CAMERON D						
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)	\$57,600	\$195,000	\$252,600	\$0	\$0	-
Total:		\$57,600	\$195,000	\$252,600	\$0	\$0	2288



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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: 75.00
Lot Depth: 151.00

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	1925	960	960	AVG Quality / 108 Ft ²	4SS - SNGL STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	32	30	960	BASEMENT
CW	0	2	7	14	PIERS AND FOOTINGS
DK	1	16	10	160	POST ON GROUND
OP	1	7	4	28	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.0 BATHS	2 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	1989	576	576	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FLOATING SLAB
LT	0	8	12	96	POST ON GROUND

Improvement 3 Details (Sauna)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
BARREL SAUNA	0	35	35	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	5	7	35	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2020	\$217,321	238602
07/2013	\$133,000	202052
05/2004	\$145,000	158697



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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	\$57,600	\$191,900	\$249,500	\$0	\$0	-
	Total	\$57,600	\$191,900	\$249,500	\$0	\$0	2,254.00
2023 Payable 2024	201	\$45,400	\$190,400	\$235,800	\$0	\$0	-
	Total	\$45,400	\$190,400	\$235,800	\$0	\$0	2,198.00
2022 Payable 2023	201	\$39,500	\$165,000	\$204,500	\$0	\$0	-
	Total	\$39,500	\$165,000	\$204,500	\$0	\$0	1,857.00
2021 Payable 2022	201	\$33,900	\$140,800	\$174,700	\$0	\$0	-
	Total	\$33,900	\$140,800	\$174,700	\$0	\$0	1,532.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,119.00	\$25.00	\$3,144.00	\$42,316	\$177,466	\$219,782	
2023	\$2,803.00	\$25.00	\$2,828.00	\$35,862	\$149,803	\$185,665	
2022	\$2,553.00	\$25.00	\$2,578.00	\$29,725	\$123,458	\$153,183	

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