



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 3:47:47 PM

General Details							
Parcel ID:	010-2610-00630						
Document:	Torrens - 998868						
Document Date:	06/06/2018						
Legal Description Details							
Plat Name:	KENILWORTH PARK ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	002			
Description:	LOT 32						
Taxpayer Details							
Taxpayer Name	TODHUNTER AUDREY THORNTON						
and Address:	311 LEICESTER AVE DULUTH MN 55803						
Owner Details							
Owner Name	TODHUNTER AUDREY THORNTON						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,861.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$2,890.00			
Current Tax Due (as of 12/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,445.00	2025 - 2nd Half Tax	\$1,445.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,445.00	2025 - 2nd Half Tax Paid	\$1,445.00	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:	311 LEICESTER AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	TODHUNTER, AUDREY T						
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)	\$47,600	\$186,200	\$233,800	\$0	\$0	-
Total:		\$47,600	\$186,200	\$233,800	\$0	\$0	2107



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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: 50.00
Lot Depth: 152.00

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.

Improvement 1 Details (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1923	520	1,040	U Quality / 270 Ft ²	4MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	2	26	20	520	BASEMENT
OP	1	5	6	30	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	3 BEDROOMS	-	1	CENTRAL, GAS	

Improvement 2 Details (St)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	8	64	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2018	\$233,000 (This is part of a multi parcel sale.)	226449
07/2014	\$169,900 (This is part of a multi parcel sale.)	206842

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	\$47,600	\$183,100	\$230,700	\$0	\$0	-
	Total	\$47,600	\$183,100	\$230,700	\$0	\$0	2,073.00
2023 Payable 2024	201	\$37,500	\$262,200	\$299,700	\$0	\$0	-
	Total	\$37,500	\$262,200	\$299,700	\$0	\$0	2,901.00
2022 Payable 2023	201	\$32,600	\$227,100	\$259,700	\$0	\$0	-
	Total	\$32,600	\$227,100	\$259,700	\$0	\$0	2,464.00
2021 Payable 2022	201	\$28,000	\$194,000	\$222,000	\$0	\$0	-
	Total	\$28,000	\$194,000	\$222,000	\$0	\$0	2,053.00



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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	\$4,099.00	\$25.00	\$4,124.00	\$36,303	\$253,832	\$290,135
2023	\$3,701.00	\$25.00	\$3,726.00	\$30,936	\$215,509	\$246,445
2022	\$3,399.00	\$25.00	\$3,424.00	\$25,889	\$179,373	\$205,262

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