



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 12:10:36 AM

General Details							
Parcel ID:	010-2610-00660						
Document:	Torrens - 1054579.0						
Document Date:	03/16/2022						
Legal Description Details							
Plat Name:	KENILWORTH PARK ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	002			
Description:	LOTS 33 AND 34 EX NLY 65 FT						
Taxpayer Details							
Taxpayer Name	HOFF FAMILY TRUST						
and Address:	307 LEICESTER AVE DULUTH MN 55803						
Owner Details							
Owner Name	HOFF FAMILY TRUST						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,625.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$4,654.00			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,327.00	2025 - 2nd Half Tax	\$2,327.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,327.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,327.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$2,327.00	2025 - Total Due	\$2,327.00		
Parcel Details							
Property Address:	307 LEICESTER AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	HOFF ARTHUR W & DEBRA A						
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)	\$61,600	\$295,900	\$357,500	\$0	\$0	-
Total:		\$61,600	\$295,900	\$357,500	\$0	\$0	3431



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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: 147.00
Lot Depth: 103.00

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	1916	912	1,692	U Quality / 0 Ft ²	4MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	11	132	PIERS AND FOOTINGS
BAS	2	30	26	780	BASEMENT
DK	1	11	27	297	POST ON GROUND
OP	1	12	6	72	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.25 BATHS	4 BEDROOMS	8 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	2005	720	720	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	24	720	FLOATING SLAB

Improvement 3 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	1	8	8	64	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2005	\$180,000	164815
05/2005	\$180,000	182388



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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	\$61,600	\$290,700	\$352,300	\$0	\$0	-
	Total	\$61,600	\$290,700	\$352,300	\$0	\$0	3,375.00
2023 Payable 2024	201	\$48,500	\$282,800	\$331,300	\$0	\$0	-
	Total	\$48,500	\$282,800	\$331,300	\$0	\$0	3,239.00
2022 Payable 2023	201	\$42,200	\$244,900	\$287,100	\$0	\$0	-
	Total	\$42,200	\$244,900	\$287,100	\$0	\$0	2,757.00
2021 Payable 2022	201	\$36,200	\$209,200	\$245,400	\$0	\$0	-
	Total	\$36,200	\$209,200	\$245,400	\$0	\$0	2,302.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$4,573.00	\$25.00	\$4,598.00	\$47,413	\$276,464	\$323,877	
2023	\$4,135.00	\$25.00	\$4,160.00	\$40,524	\$235,175	\$275,699	
2022	\$3,805.00	\$25.00	\$3,830.00	\$33,965	\$196,281	\$230,246	

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