



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 12:21:34 AM

General Details							
Parcel ID:		010-2610-00680					
Legal Description Details							
Plat Name:		KENILWORTH PARK ADDITION TO DULUTH					
Section	Township	Range	Lot	Block			
-	-	-	-	003			
Description:		LOTS 1 AND 2					
Taxpayer Details							
Taxpayer Name		ADAMS DAVID W					
and Address:		306 LEICESTER AVE					
		DULUTH MN 55803					
Owner Details							
Owner Name		ADAMS DAVID W					
Payable 2025 Tax Summary							
		2025 - Net Tax		\$6,605.00			
		2025 - Special Assessments		\$29.00			
		2025 - Total Tax & Special Assessments		\$6,634.00			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax \$3,317.00		2025 - 2nd Half Tax \$3,317.00			2025 - 1st Half Tax Due \$0.00		
2025 - 1st Half Tax Paid \$3,317.00		2025 - 2nd Half Tax Paid \$3,317.00			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:		306 LEICESTER AVE, DULUTH MN					
School District:		709					
Tax Increment District:		-					
Property/Homesteader:		ADAMS,DAVID W & REGAN, KATHERINE					
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)	\$75,000	\$419,000	\$494,000	\$0	\$0	-
Total:		\$75,000	\$419,000	\$494,000	\$0	\$0	4919



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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: 141.00
Lot Depth: 163.00

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	1914	1,064	2,436	U Quality / 0 Ft ²	4MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	2	16	CANTILEVER
BAS	1	12	8	96	FOUNDATION
BAS	2	8	14	112	BASEMENT WITH EXTERIOR ENTRANCE
BAS	2.5	30	28	840	BASEMENT WITH EXTERIOR ENTRANCE
CW	1	9	5	45	FOUNDATION
DK	0	8	12	96	SINGLE TUCK UNDER GARAGE
DK	1	2	7	14	CANTILEVER
DK	1	16	20	320	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	4 BEDROOMS	8 ROOMS	2	CENTRAL, GAS	

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1988	660	660	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	22	660	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

No Sales information reported.

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	\$75,000	\$411,600	\$486,600	\$0	\$0	-
	Total	\$75,000	\$411,600	\$486,600	\$0	\$0	4,838.00
2023 Payable 2024	201	\$59,100	\$348,900	\$408,000	\$0	\$0	-
	Total	\$59,100	\$348,900	\$408,000	\$0	\$0	4,075.00
2022 Payable 2023	201	\$51,400	\$302,300	\$353,700	\$0	\$0	-
	Total	\$51,400	\$302,300	\$353,700	\$0	\$0	3,483.00
2021 Payable 2022	201	\$44,100	\$258,000	\$302,100	\$0	\$0	-
	Total	\$44,100	\$258,000	\$302,100	\$0	\$0	2,920.00



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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	\$5,739.00	\$25.00	\$5,764.00	\$59,025	\$348,455	\$407,480
2023	\$5,211.00	\$25.00	\$5,236.00	\$50,614	\$297,679	\$348,293
2022	\$4,811.00	\$25.00	\$4,836.00	\$42,633	\$249,416	\$292,049

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