



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 12:58:25 AM

General Details							
Parcel ID:	010-2610-00700						
Document:	Torrens - 1082897.0						
Document Date:	08/23/2024						
Legal Description Details							
Plat Name:	KENILWORTH PARK ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	003			
Description:	LOT 3 AND WLY 1/2 OF LOT 4						
Taxpayer Details							
Taxpayer Name	LESAVAGE KAITCHUCK BRIGGS & MATTHEW						
and Address:	DOUGLASS KAITCHUCK & GRAF L & JILL						
	LESAVAGE						
	314 LEICESTER AVE						
	DULUTH MN 55803						
Owner Details							
Owner Name	KAITCHUCK MATTHEW DOUGLAS						
Owner Name	LESAVAGE GRAF L						
Owner Name	LESAVAGE JILL						
Owner Name	LESAVAGE KAITCHUCK BRIGGS						
Payable 2025 Tax Summary							
2025 - Net Tax				\$5,333.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$5,362.00			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,681.00	2025 - 2nd Half Tax	\$2,681.00		2025 - 1st Half Tax Due	\$2,681.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$2,681.00	
2025 - 1st Half Due	\$2,681.00	2025 - 2nd Half Due	\$2,681.00		2025 - Total Due	\$5,362.00	
Parcel Details							
Property Address:	314 LEICESTER AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	KAITCHUCK, BRIGGS L & MATTHEW 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	2 - Owner/Relative Homestead (100.00% total)	\$62,300	\$344,100	\$406,400	\$0	\$0	-
Total:		\$62,300	\$344,100	\$406,400	\$0	\$0	3964



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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: 177.00

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	1926	750	1,422	GD Quality / 750 Ft ²	4MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	13	78	WALKOUT BASEMENT
BAS	2	24	28	672	WALKOUT BASEMENT
CN	1	5	10	50	FOUNDATION
CW	1	4	6	24	PIERS AND FOOTINGS
CW	1	7	12	84	FOUNDATION
DK	1	4	5	20	PIERS AND FOOTINGS
DK	1	10	8	80	PIERS AND FOOTINGS
DK	1	12	20	240	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	7 ROOMS		1	C&AIR_COND, GAS

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1950	480	480	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	24	480	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2024	\$545,900	260079
09/2023	\$507,500	256042
08/2019	\$345,000	233203
05/2017	\$306,600	220916
09/2014	\$252,000	207668



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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	\$62,300	\$338,000	\$400,300	\$0	\$0	-
	Total	\$62,300	\$338,000	\$400,300	\$0	\$0	3,898.00
2023 Payable 2024	201	\$49,100	\$348,100	\$397,200	\$0	\$0	-
	Total	\$49,100	\$348,100	\$397,200	\$0	\$0	3,957.00
2022 Payable 2023	201	\$42,700	\$301,600	\$344,300	\$0	\$0	-
	Total	\$42,700	\$301,600	\$344,300	\$0	\$0	3,380.00
2021 Payable 2022	201	\$36,600	\$257,500	\$294,100	\$0	\$0	-
	Total	\$36,600	\$257,500	\$294,100	\$0	\$0	2,833.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,575.00	\$25.00	\$5,600.00	\$48,916	\$346,792	\$395,708	
2023	\$5,059.00	\$25.00	\$5,084.00	\$41,925	\$296,122	\$338,047	
2022	\$4,671.00	\$25.00	\$4,696.00	\$35,260	\$248,069	\$283,329	

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