



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 9:46:54 AM

General Details							
Parcel ID:	010-2610-00990						
Document:	Torrens - 1077982.0						
Document Date:	03/20/2024						
Legal Description Details							
Plat Name:	KENILWORTH PARK ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0031	003			
Description:	LOT: 0031 BLOCK:003						
Taxpayer Details							
Taxpayer Name	MCFADDEN RYAN F & KATHRYN C						
and Address:	315 KENILWORTH AVE DULUTH MN 55803						
Owner Details							
Owner Name	MCFADDEN KATHRYN C						
Owner Name	MCFADDEN RYAN F						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,387.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$3,416.00				
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,708.00	2025 - 2nd Half Tax	\$1,708.00	2025 - 1st Half Tax Due	\$1,708.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,708.00		
2025 - 1st Half Due	\$1,708.00	2025 - 2nd Half Due	\$1,708.00	2025 - Total Due	\$3,416.00		
Parcel Details							
Property Address:	315 KENILWORTH AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	MCFADDEN, RYAN F & KATHRYN C						
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)	\$47,300	\$224,700	\$272,000	\$0	\$0	-
Total:		\$47,300	\$224,700	\$272,000	\$0	\$0	2499



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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: 157.00

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	1940	840	1,260	U Quality / 0 Ft ²	4XB - EXP BNGLW
Segment	Story	Width	Length	Area	Foundation
BAS	1.5	30	28	840	BASEMENT
DK	0	16	16	256	PIERS AND FOOTINGS
DK	1	5	10	50	PIERS AND FOOTINGS
OP	1	5	5	25	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
1.0 BATH	4 BEDROOMS	6 ROOMS		1	CENTRAL, GAS

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1940	200	200	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	10	200	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
03/2024	\$345,000	257996
01/2021	\$202,500	241210
04/2005	\$150,000	164645

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	\$47,300	\$221,000	\$268,300	\$0	\$0	-
	Total	\$47,300	\$221,000	\$268,300	\$0	\$0	2,459.00
2023 Payable 2024	201	\$37,200	\$208,500	\$245,700	\$0	\$0	-
	Total	\$37,200	\$208,500	\$245,700	\$0	\$0	2,306.00
2022 Payable 2023	201	\$32,400	\$180,400	\$212,800	\$0	\$0	-
	Total	\$32,400	\$180,400	\$212,800	\$0	\$0	1,947.00
2021 Payable 2022	201	\$27,800	\$154,100	\$181,900	\$0	\$0	-
	Total	\$27,800	\$154,100	\$181,900	\$0	\$0	1,610.00



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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	\$3,269.00	\$25.00	\$3,294.00	\$34,910	\$195,663	\$230,573
2023	\$2,937.00	\$25.00	\$2,962.00	\$29,646	\$165,066	\$194,712
2022	\$2,679.00	\$25.00	\$2,704.00	\$24,611	\$136,420	\$161,031

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