



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 9:06:25 AM

General Details							
Parcel ID:	010-2610-01000						
Document:	Torrens - 295399						
Document Date:	04/15/2003						
Legal Description Details							
Plat Name:	KENILWORTH PARK ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0032	003			
Description:	LOT: 0032 BLOCK:003						
Taxpayer Details							
Taxpayer Name	MELANDER DOUGLAS R						
and Address:	311 KENILWORTH AVE DULUTH MN 55803						
Owner Details							
Owner Name	MELANDER ANN						
Owner Name	MELANDER DOUGLAS R						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,753.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$3,782.00				
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,891.00	2025 - 2nd Half Tax	\$1,891.00	2025 - 1st Half Tax Due	\$1,891.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,891.00		
2025 - 1st Half Due	\$1,891.00	2025 - 2nd Half Due	\$1,891.00	2025 - Total Due	\$3,782.00		
Parcel Details							
Property Address:	311 KENILWORTH AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	MELANDER DOUGLAS R & ANN M						
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)	\$47,400	\$250,000	\$297,400	\$0	\$0	-
Total:		\$47,400	\$250,000	\$297,400	\$0	\$0	2776



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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	1916	720	1,245	AVG Quality / 400 Ft ²	4MS - MULTI STRY

Segment	Story	Width	Length	Area	Foundation
BAS	1	4	2	8	FOUNDATION
BAS	1.7	25	28	700	BASEMENT
CN	1	10	5	50	POST ON GROUND
CW	1	17	6	102	FOUNDATION
DK	1	0	0	342	POST ON GROUND

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	9 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	2008	672	840	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1.2	28	24	672	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	\$47,400	\$245,800	\$293,200	\$0	\$0	-
	Total	\$47,400	\$245,800	\$293,200	\$0	\$0	2,730.00
2023 Payable 2024	201	\$37,300	\$246,500	\$283,800	\$0	\$0	-
	Total	\$37,300	\$246,500	\$283,800	\$0	\$0	2,721.00
2022 Payable 2023	201	\$32,500	\$206,800	\$239,300	\$0	\$0	-
	Total	\$32,500	\$206,800	\$239,300	\$0	\$0	2,236.00
2021 Payable 2022	201	\$27,900	\$176,500	\$204,400	\$0	\$0	-
	Total	\$27,900	\$176,500	\$204,400	\$0	\$0	1,856.00



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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	\$3,849.00	\$25.00	\$3,874.00	\$35,763	\$236,339	\$272,102
2023	\$3,365.00	\$25.00	\$3,390.00	\$30,367	\$193,230	\$223,597
2022	\$3,081.00	\$25.00	\$3,106.00	\$25,328	\$160,228	\$185,556

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