



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/5/2025 8:11:19 PM

General Details							
Parcel ID:	010-2610-01040						
Document:	Torrens - 819663.0						
Document Date:	05/15/2006						
Legal Description Details							
Plat Name:	KENILWORTH PARK ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	004			
Description:	BEGINNING AT NE CORNER OF LOT 1 RUNNING THENCE SLY TO SE CORNER THENCE WLY 20 FT THENCE NLY TO POINT OF BEGINNING AND ALL OF LOT 2						
Taxpayer Details							
Taxpayer Name and Address:	LIAN CHRISTOPHER R 308 KENILWORTH AVE DULUTH MN 55803						
Owner Details							
Owner Name	LIAN BRANDEE N						
Owner Name	LIAN CHRISTOPHER R						
Payable 2025 Tax Summary							
2025 - Net Tax				\$6,655.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$6,684.00			
Current Tax Due (as of 5/4/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,342.00	2025 - 2nd Half Tax	\$3,342.00		2025 - 1st Half Tax Due	\$3,342.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$3,342.00	
2025 - 1st Half Due	\$3,342.00	2025 - 2nd Half Due	\$3,342.00		2025 - Total Due	\$6,684.00	
Parcel Details							
Property Address:	308 KENILWORTH AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	LIAN CHRISTOPHER & BRANDEE						
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)	\$71,000	\$426,500	\$497,500	\$0	\$0	-
Total:		\$71,000	\$426,500	\$497,500	\$0	\$0	4957



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/5/2025 8:11:19 PM

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: 255.00

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	1912	984	2,046	GD Quality / 491 Ft ²	4MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	13	10	130	FOUNDATION
BAS	2	0	0	22	CANTILEVER
BAS	2.2	26	32	832	BASEMENT
DK	0	5	6	30	PIERS AND FOOTINGS
OP	1	10	13	130	PIERS AND FOOTINGS
SP	1	6	11	66	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
3.0 BATHS	4 BEDROOMS	1 ROOM	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	1993	384	384	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	16	384	FLOATING SLAB

Improvement 3 Details (12X10 ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	120	120	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	10	120	FLOATING SLAB
OPX	1	4	10	40	FLOATING SLAB

Improvement 4 Details (SLAB)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	379	379	-	ST - STAMPDSLAB
Segment	Story	Width	Length	Area	Foundation
BAS	0	0	0	379	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
04/2006	\$320,000	171842



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/5/2025 8:11:19 PM

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	\$71,000	\$419,000	\$490,000	\$0	\$0	-
	Total	\$71,000	\$419,000	\$490,000	\$0	\$0	4,876.00
2023 Payable 2024	201	\$55,900	\$446,300	\$502,200	\$0	\$0	-
	Total	\$55,900	\$446,300	\$502,200	\$0	\$0	5,028.00
2022 Payable 2023	201	\$48,600	\$386,700	\$435,300	\$0	\$0	-
	Total	\$48,600	\$386,700	\$435,300	\$0	\$0	4,353.00
2021 Payable 2022	201	\$41,700	\$330,100	\$371,800	\$0	\$0	-
	Total	\$41,700	\$330,100	\$371,800	\$0	\$0	3,680.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$7,079.00	\$25.00	\$7,104.00	\$55,900	\$446,300	\$502,200	
2023	\$6,503.00	\$25.00	\$6,528.00	\$48,600	\$386,700	\$435,300	
2022	\$6,049.00	\$25.00	\$6,074.00	\$41,276	\$326,746	\$368,022	

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.