



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 3:06:15 PM

General Details							
Parcel ID:	010-2630-00170						
Document:	Torrens - 1082918.0						
Document Date:	08/26/2024						
Legal Description Details							
Plat Name:	KENT ROAD DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0017	001			
Description:	LOT: 0017 BLOCK:001						
Taxpayer Details							
Taxpayer Name	TITUS MARY CATHERINE &						
and Address:	SAHLBERG PETER FREDRICK						
	1305 N 20TH AVE E						
	DULUTH MN 55812						
Owner Details							
Owner Name	SAHLBERG PETER FREDRICK						
Owner Name	TITUS MARY CATHERINE						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,025.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$4,054.00</b>				
Current Tax Due (as of 4/28/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,027.00	2025 - 2nd Half Tax	\$2,027.00	2025 - 1st Half Tax Due	\$2,027.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$2,027.00		
<b>2025 - 1st Half Due</b>	<b>\$2,027.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,027.00</b>	<b>2025 - Total Due</b>	<b>\$4,054.00</b>		
Parcel Details							
Property Address:	1305 N 20TH AVE E, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	SAHLBERG, PETER F & TITUS, MARY 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)	\$20,000	\$278,000	\$298,000	\$0	\$0	-
Total:		\$20,000	\$278,000	\$298,000	\$0	\$0	2783



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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:** 40.00  
**Lot Depth:** 125.00

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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (RES)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1927	730	1,390	AVG Quality / 558 Ft <sup>2</sup>	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	5	70	BASEMENT
BAS	2	30	22	660	BASEMENT
DK	1	13	4	52	-
OP	1	4	8	32	PIERS AND FOOTINGS
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.75 BATHS	5+ BEDROOM	-		1	CENTRAL, GAS

## Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1980	384	384	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	24	16	384	FLOATING SLAB

## Improvement 3 Details (PAVERS)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
	2019	80	80	-	B - BRICK
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	10	80	-

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2024	\$320,000	259947
05/2015	\$170,000	210743
06/2004	\$170,400	158817
12/1999	\$104,000	131470
09/1997	\$89,000	118829



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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	\$30,800	\$280,800	\$311,600	\$0	\$0	-
	Total	\$30,800	\$280,800	\$311,600	\$0	\$0	2,931.00
2023 Payable 2024	204	\$30,800	\$247,000	\$277,800	\$0	\$0	-
	Total	\$30,800	\$247,000	\$277,800	\$0	\$0	2,778.00
2022 Payable 2023	204	\$29,200	\$234,300	\$263,500	\$0	\$0	-
	Total	\$29,200	\$234,300	\$263,500	\$0	\$0	2,635.00
2021 Payable 2022	204	\$24,800	\$198,900	\$223,700	\$0	\$0	-
	Total	\$24,800	\$198,900	\$223,700	\$0	\$0	2,237.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,911.00	\$25.00	\$3,936.00	\$30,800	\$247,000	\$277,800	
2023	\$3,937.00	\$25.00	\$3,962.00	\$29,200	\$234,300	\$263,500	
2022	\$3,673.00	\$25.00	\$3,698.00	\$24,800	\$198,900	\$223,700	

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