



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 2:19:29 PM

General Details							
Parcel ID:	010-2630-01250						
Document:	Torrens - 979708						
Document Date:	12/06/2016						
Legal Description Details							
Plat Name:	KENT ROAD DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0013	005			
Description:	LOT: 0013 BLOCK:005						
Taxpayer Details							
Taxpayer Name	GRAF RODNEY T & HANNIGAN SARAH M						
and Address:	35 SNELLING AVE DULUTH MN 55812						
Owner Details							
Owner Name	GRAF RODNEY TODD						
Owner Name	HANNIGAN SARAH MEGAN						
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,779.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,808.00			
Current Tax Due (as of 4/28/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,904.00	2025 - 2nd Half Tax	\$1,904.00	2025 - 1st Half Tax Due	\$1,904.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,904.00		
2025 - 1st Half Due	\$1,904.00	2025 - 2nd Half Due	\$1,904.00	2025 - Total Due	\$3,808.00		
Parcel Details							
Property Address:	35 SNELLING AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	GRAF, RODNEY T						
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	\$282,000	\$302,000	\$0	\$0	-
Total:		\$20,000	\$282,000	\$302,000	\$0	\$0	2826



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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.

Improvement 1 Details (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1925	782	1,796	U Quality / 0 Ft ²	5MS - MULTI STRY

Segment	Story	Width	Length	Area	Foundation
BAS	1	2	5	10	CANTILEVER
BAS	2.5	26	26	676	LOW BASEMENT
CW	1	6	4	24	PIERS AND FOOTINGS
DK	1	12	12	144	POST ON GROUND
OP	1	0	0	86	PIERS AND FOOTINGS

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
1.0 BATH	4 BEDROOMS	-	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	1929	324	324	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	18	18	324	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2013	\$135,000	201171
03/2009	\$155,000	185317

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	\$30,300	\$264,600	\$294,900	\$0	\$0	-
	Total	\$30,300	\$264,600	\$294,900	\$0	\$0	2,749.00
2023 Payable 2024	201	\$30,300	\$238,900	\$269,200	\$0	\$0	-
	Total	\$30,300	\$238,900	\$269,200	\$0	\$0	2,562.00
2022 Payable 2023	201	\$28,700	\$227,000	\$255,700	\$0	\$0	-
	Total	\$28,700	\$227,000	\$255,700	\$0	\$0	2,415.00
2021 Payable 2022	201	\$24,400	\$192,600	\$217,000	\$0	\$0	-
	Total	\$24,400	\$192,600	\$217,000	\$0	\$0	1,993.00



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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	\$3,627.00	\$25.00	\$3,652.00	\$28,835	\$227,353	\$256,188
2023	\$3,629.00	\$25.00	\$3,654.00	\$27,103	\$214,370	\$241,473
2022	\$3,303.00	\$25.00	\$3,328.00	\$22,409	\$176,881	\$199,290

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