



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/7/2025 9:21:46 AM

General Details							
Parcel ID:	010-2650-00035						
Document:	Abstract - 754186						
Document Date:	05/06/1999						
Legal Description Details							
Plat Name:	KENWOOD ACRES DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0002	001			
Description:	WLY 1/2						
Taxpayer Details							
Taxpayer Name	SEVERSON KATHIE LYNN						
and Address:	14 E NIAGARA ST DULUTH MN 55811						
Owner Details							
Owner Name	SEVERSON DAVID A						
Owner Name	SEVERSON KATHIE LYNN						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,345.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$3,374.00</b>				
Current Tax Due (as of 5/6/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,687.00	2025 - 2nd Half Tax	\$1,687.00		2025 - 1st Half Tax Due	\$0.00	
2025 - 1st Half Tax Paid	\$1,687.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$1,687.00	
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,687.00</b>		<b>2025 - Total Due</b>	<b>\$1,687.00</b>	
Parcel Details							
Property Address:	14 E NIAGARA ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	SEVERSON DAVID A & KATHIE L						
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)	\$29,700	\$242,500	\$272,200	\$0	\$0	-
Total:		\$29,700	\$242,500	\$272,200	\$0	\$0	2503



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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:** 62.00  
**Lot Depth:** 129.00

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	1954	933	933	GD Quality / 462 Ft <sup>2</sup>	5SS - SNGL STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	8	CANTILEVER
BAS	1	25	37	925	WALKOUT BASEMENT
DK	1	8	9	72	PIERS AND FOOTINGS
DK	1	9	14	126	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	2 BEDROOMS	-		1	CENTRAL, GAS

## Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1962	350	350	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	25	14	350	FOUNDATION

## Improvement 3 Details (ST)

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

## Improvement 4 Details (ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	40	40	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	8	40	POST ON GROUND

## Improvement 5 Details (ST)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	112	112	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	14	112	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

No Sales information reported.



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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	\$30,300	\$235,000	\$265,300	\$0	\$0	-
	Total	\$30,300	\$235,000	\$265,300	\$0	\$0	2,429.00
2023 Payable 2024	201	\$38,000	\$208,300	\$246,300	\$0	\$0	-
	Total	\$38,000	\$208,300	\$246,300	\$0	\$0	2,316.00
2022 Payable 2023	201	\$35,600	\$194,300	\$229,900	\$0	\$0	-
	Total	\$35,600	\$194,300	\$229,900	\$0	\$0	2,137.00
2021 Payable 2022	201	\$31,200	\$169,300	\$200,500	\$0	\$0	-
	Total	\$31,200	\$169,300	\$200,500	\$0	\$0	1,816.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,283.00	\$25.00	\$3,308.00	\$35,730	\$195,857	\$231,587	
2023	\$3,217.00	\$25.00	\$3,242.00	\$33,089	\$180,595	\$213,684	
2022	\$3,015.00	\$25.00	\$3,040.00	\$28,258	\$153,335	\$181,593	

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