



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/14/2025 3:06:06 PM

General Details							
Parcel ID:	010-2650-00465						
Document:	Torrens - 1054037.0						
Document Date:	02/23/2022						
Legal Description Details							
Plat Name:	KENWOOD ACRES DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0009	004			
Description:	E 1/2 AND E 1/2 OF W 1/2						
Taxpayer Details							
Taxpayer Name	EXCOLO GROUP LLC						
and Address:	5720 FOUNTAIN LANE N PLYMOUTH MN 55446						
Owner Details							
Owner Name	EXCOLO GROUP LLC						
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 12/13/2025)							
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	\$0.00		
2025 - 1st Half Tax Paid	\$1,904.00	2025 - 2nd Half Tax Paid	\$1,904.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	17 LYONS ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	-						
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
204	0 - Non Homestead	\$35,800	\$237,500	\$273,300	\$0	\$0	-
Total:		\$35,800	\$237,500	\$273,300	\$0	\$0	2733



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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: 94.00
Lot Depth: 127.00

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 (RES)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1949	1,070	1,070	AVG Quality / 536 Ft ²	5SS - SNGL STRY

Segment	Story	Width	Length	Area	Foundation
BAS	1	3	15	45	BASEMENT
BAS	1	5	21	105	BASEMENT
BAS	1	23	40	920	BASEMENT
DK	1	8	9	72	PIERS AND FOOTINGS
OP	1	3	4	12	FOUNDATION

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
1.75 BATHS	3 BEDROOMS	-	0	CENTRAL, GAS

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1949	440	440	-	DETACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	20	22	440	FLOATING SLAB

Improvement 3 Details (ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	144	144	-	-

Segment	Story	Width	Length	Area	Foundation
BAS	1	12	12	144	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
02/2022	\$250,000	248156
12/2013	\$157,000	204487
05/2007	\$157,000	177138
04/2004	\$151,000	157839



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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	204	\$36,500	\$240,500	\$277,000	\$0	\$0	-
	Total	\$36,500	\$240,500	\$277,000	\$0	\$0	2,770.00
2023 Payable 2024	204	\$45,800	\$213,400	\$259,200	\$0	\$0	-
	Total	\$45,800	\$213,400	\$259,200	\$0	\$0	2,592.00
2022 Payable 2023	204	\$42,900	\$199,100	\$242,000	\$0	\$0	-
	Total	\$42,900	\$199,100	\$242,000	\$0	\$0	2,420.00
2021 Payable 2022	204	\$37,600	\$173,300	\$210,900	\$0	\$0	-
	Total	\$37,600	\$173,300	\$210,900	\$0	\$0	2,109.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,651.00	\$25.00	\$3,676.00	\$45,800	\$213,400	\$259,200	
2023	\$3,615.00	\$25.00	\$3,640.00	\$42,900	\$199,100	\$242,000	
2022	\$3,463.00	\$25.00	\$3,488.00	\$37,600	\$173,300	\$210,900	

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