



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 12:15:52 PM

General Details							
Parcel ID:	010-2850-01790						
Document:	Abstract - 01438323						
Document Date:	02/23/2022						
Legal Description Details							
Plat Name:	LESTER PARK 3RD DIVISION DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0018	036			
Description:	NLY 50 FT						
Taxpayer Details							
Taxpayer Name	CHRISTIANSEN ADAM J						
and Address:	204 N 60TH AVE E DULUTH MN 55804						
Owner Details							
Owner Name	CHRISTIANSEN ADAM J						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,127.05				
2025 - Special Assessments			\$402.95				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$3,530.00</b>				
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,765.00	2025 - 2nd Half Tax	\$1,765.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,765.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,765.00		
2025 - 1st Half Penalty	\$0.00	2025 - 2nd Half Penalty	\$0.00	Delinquent Tax	\$2,327.16		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$1,765.00</b>	<b>2025 - Total Due</b>	<b>\$4,092.16</b>		
Delinquent Taxes (as of 5/13/2025)							
Tax Year	Net Tax	Penalty	Cst/Fees	Interest	Total Due		
2023	\$1,911.98	\$158.29	\$20.00	\$236.89	<b>\$2,327.16</b>		
<b>Total:</b>	<b>\$1,911.98</b>	<b>\$158.29</b>	<b>\$20.00</b>	<b>\$236.89</b>	<b>\$2,327.16</b>		
Parcel Details							
Property Address:	204 N 60TH AVE E, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	CHRISTIANSEN, ADAM J						
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)	\$33,000	\$227,300	\$260,300	\$0	\$0	-
<b>Total:</b>		<b>\$33,000</b>	<b>\$227,300</b>	<b>\$260,300</b>	<b>\$0</b>	<b>\$0</b>	<b>2372</b>



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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:** 50.00  
**Lot Depth:** 100.00

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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1911	720	1,242	AVG Quality / 350 Ft <sup>2</sup>	4MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	24	CANTILEVER
BAS	1.7	8	12	96	BASEMENT
BAS	1.7	20	30	600	BASEMENT
OP	1	7	18	126	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
2.25 BATHS	3 BEDROOMS	8 ROOMS		1	CENTRAL, GAS

## Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1952	720	720	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	30	720	FLOATING SLAB

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
03/2002	\$25,000	145205
02/2002	\$25,000	144789

## 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	\$33,000	\$217,800	\$250,800	\$0	\$0	-
	<b>Total</b>	<b>\$33,000</b>	<b>\$217,800</b>	<b>\$250,800</b>	<b>\$0</b>	<b>\$0</b>	<b>2,268.00</b>
2023 Payable 2024	204	\$27,400	\$222,000	\$249,400	\$0	\$0	-
	<b>Total</b>	<b>\$27,400</b>	<b>\$222,000</b>	<b>\$249,400</b>	<b>\$0</b>	<b>\$0</b>	<b>2,494.00</b>
2022 Payable 2023	204	\$25,400	\$203,700	\$229,100	\$0	\$0	-
	<b>Total</b>	<b>\$25,400</b>	<b>\$203,700</b>	<b>\$229,100</b>	<b>\$0</b>	<b>\$0</b>	<b>2,291.00</b>
2021 Payable 2022	204	\$21,000	\$168,400	\$189,400	\$0	\$0	-
	<b>Total</b>	<b>\$21,000</b>	<b>\$168,400</b>	<b>\$189,400</b>	<b>\$0</b>	<b>\$0</b>	<b>1,894.00</b>



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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	\$3,511.00	\$25.00	\$3,536.00	\$27,400	\$222,000	\$249,400
2023	\$3,423.00	\$25.00	\$3,448.00	\$25,400	\$203,700	\$229,100
2022	\$3,109.00	\$25.00	\$3,134.00	\$21,000	\$168,400	\$189,400

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