



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/6/2025 10:14:15 PM

General Details							
Parcel ID:	010-2990-00880						
Document:	Torrens - 1069973.0						
Document Date:	07/05/2023						
Legal Description Details							
Plat Name:	LONDON ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	023			
Description:	NLY 70 FT OF LOTS 15 AND 16						
Taxpayer Details							
Taxpayer Name	MATTIELLO-NASCIMENTO JESSICA &						
and Address:	BORCHARDT DAVID						
	312 N 40TH AVE E						
	DULUTH MN 55804						
Owner Details							
Owner Name	BORCHARDT DAVID						
Owner Name	MATTIELLO-NASCIMENTO JESSICA						
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,565.00			
2025 - Special Assessments				\$29.00			
<b>2025 - Total Tax &amp; Special Assessments</b>				<b>\$4,594.00</b>			
Current Tax Due (as of 5/5/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,297.00	2025 - 2nd Half Tax	\$2,297.00		2025 - 1st Half Tax Due	\$0.00	
2025 - 1st Half Tax Paid	\$2,297.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$2,297.00	
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$2,297.00</b>		<b>2025 - Total Due</b>	<b>\$2,297.00</b>	
Parcel Details							
Property Address:	312 N 40TH AVE E, 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	\$46,100	\$301,100	\$347,200	\$0	\$0	-
Total:		\$46,100	\$301,100	\$347,200	\$0	\$0	3472



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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:** 70.00  
**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	1924	840	1,632	U Quality / 0 Ft <sup>2</sup>	4MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	48	CANTILEVER
BAS	2	0	0	288	SINGLE TUCK UNDER GARAGE
BAS	2	0	0	504	BASEMENT
CW	1	0	0	32	FOUNDATION
DK	1	0	0	32	-
DK	1	0	0	324	PIERS AND FOOTINGS
OP	1	0	0	98	PIERS AND FOOTINGS
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.25 BATHS	3 BEDROOMS	7 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	1986	600	600	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	20	600	FLOATING SLAB

## Improvement 3 Details (SHED)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	96	96	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	12	96	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2023	\$294,900	254559
06/2020	\$230,000	237082
06/2018	\$191,000	226775
06/2015	\$170,000	211036



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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	\$46,100	\$288,500	\$334,600	\$0	\$0	-
	Total	\$46,100	\$288,500	\$334,600	\$0	\$0	3,346.00
2023 Payable 2024	201	\$38,300	\$225,000	\$263,300	\$0	\$0	-
	Total	\$38,300	\$225,000	\$263,300	\$0	\$0	2,498.00
2022 Payable 2023	201	\$35,500	\$206,300	\$241,800	\$0	\$0	-
	Total	\$35,500	\$206,300	\$241,800	\$0	\$0	2,263.00
2021 Payable 2022	201	\$29,300	\$170,700	\$200,000	\$0	\$0	-
	Total	\$29,300	\$170,700	\$200,000	\$0	\$0	1,808.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$3,537.00	\$25.00	\$3,562.00	\$36,330	\$213,427	\$249,757	
2023	\$3,405.00	\$25.00	\$3,430.00	\$33,228	\$193,094	\$226,322	
2022	\$3,001.00	\$25.00	\$3,026.00	\$26,481	\$154,279	\$180,760	

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