



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 1:09:05 PM

General Details							
Parcel ID:		010-2990-00900					
Document:		Torrens - 963625					
Document Date:		10/09/2015					
Legal Description Details							
Plat Name:		LONDON ADDITION TO DULUTH					
Section		Township		Range		Lot	Block
-		-		-		-	023
Description:		SLY 70 FT OF LOTS 15 AND 16					
Taxpayer Details							
Taxpayer Name		HANNU DEBRA A & THOMSON PATRICK M					
and Address:		304 N 40TH AVE E DULUTH MN 55804					
Owner Details							
Owner Name		HANNU DEBRA A					
Owner Name		THOMSON PATRICK M					
Payable 2025 Tax Summary							
2025 - Net Tax				\$4,161.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$4,190.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,095.00	2025 - 2nd Half Tax	\$2,095.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,095.00	2025 - 2nd Half Tax Paid	\$2,095.00	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:		304 N 40TH AVE E, DULUTH MN					
School District:		709					
Tax Increment District:		-					
Property/Homesteader:		HANNU, DEBRA A & THOMSON, PATRICK M					
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)	\$45,300	\$287,400	\$332,700	\$0	\$0	-
Total:		\$45,300	\$287,400	\$332,700	\$0	\$0	3161



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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.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1924	953	1,721	U Quality / 0 Ft ²	4MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	45	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1	14	10	140	BASEMENT WITH EXTERIOR ENTRANCE
BAS	2	0	0	768	BASEMENT WITH EXTERIOR ENTRANCE
DK	1	0	0	45	-
DK	1	0	0	120	PIERS AND FOOTINGS
DK	1	0	0	289	PIERS AND FOOTINGS
OP	1	0	0	40	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	3 BEDROOMS	8 ROOMS	0	CENTRAL, GAS	

Improvement 2 Details (GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1997	720	720	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	30	24	720	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2015	\$189,900	213048

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	\$45,300	\$275,500	\$320,800	\$0	\$0	-
	Total	\$45,300	\$275,500	\$320,800	\$0	\$0	3,031.00
2023 Payable 2024	201	\$37,600	\$266,400	\$304,000	\$0	\$0	-
	Total	\$37,600	\$266,400	\$304,000	\$0	\$0	2,941.00
2022 Payable 2023	201	\$34,900	\$244,400	\$279,300	\$0	\$0	-
	Total	\$34,900	\$244,400	\$279,300	\$0	\$0	2,672.00
2021 Payable 2022	201	\$28,900	\$202,100	\$231,000	\$0	\$0	-
	Total	\$28,900	\$202,100	\$231,000	\$0	\$0	2,146.00



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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	\$4,157.00	\$25.00	\$4,182.00	\$36,378	\$257,742	\$294,120
2023	\$4,009.00	\$25.00	\$4,034.00	\$33,388	\$233,809	\$267,197
2022	\$3,551.00	\$25.00	\$3,576.00	\$26,842	\$187,708	\$214,550

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