



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/5/2025 9:07:46 PM

| General Details                                   |  |                            |                   |                   |                         |                   |                     |
|---|--|----------------------------|-------------------|-------------------|-------------------------|-------------------|---------------------|
| Parcel ID:  | 010-3010-01430                         |                            |                   |                   |                         |                   |                     |
| Document:   | Abstract - 929311                      |                            |                   |                   |                         |                   |                     |
| Document Date:                                    | 12/10/2003                             |                            |                   |                   |                         |                   |                     |
| Legal Description Details                         |  |                            |                   |                   |                         |                   |                     |
| Plat Name:  | LONDON ADDITION TO DULUTH              |                            |                   |                   |                         |                   |                     |
| Section   | Township                               | Range                      | Lot               | Block             |                         |                   |                     |
| -   | -                                      | -                          | -                 | 037               |                         |                   |                     |
| Description:                                      | SLY 60 FT OF LOTS 1 AND 2              |                            |                   |                   |                         |                   |                     |
| Taxpayer Details                                  |  |                            |                   |                   |                         |                   |                     |
| Taxpayer Name                                     | HELSTROM CAROL A                       |                            |                   |                   |                         |                   |                     |
| and Address:                                      | 520 N 41ST AVE E                       |                            |                   |                   |                         |                   |                     |
|   | DULUTH MN 55804                        |                            |                   |                   |                         |                   |                     |
| Owner Details                                     |  |                            |                   |                   |                         |                   |                     |
| Owner Name  | HELSTROM CAROL ANN                     |                            |                   |                   |                         |                   |                     |
| Payable 2025 Tax Summary                          |  |                            |                   |                   |                         |                   |                     |
| 2025 - Net Tax                                    |  |                            |                   | \$2,763.00        |                         |                   |                     |
| 2025 - Special Assessments                        |  |                            |                   | \$29.00           |                         |                   |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                            |                   | <b>\$2,792.00</b> |                         |                   |                     |
| Current Tax Due (as of 5/4/2025)                  |  |                            |                   |                   |                         |                   |                     |
| Due May 15  |  | Due October 15             |                   |                   | Total Due               |                   |                     |
| 2025 - 1st Half Tax                               | \$1,396.00                             | 2025 - 2nd Half Tax        | \$1,396.00        |                   | 2025 - 1st Half Tax Due | \$1,396.00        |                     |
| 2025 - 1st Half Tax Paid                          | \$0.00                                 | 2025 - 2nd Half Tax Paid   | \$0.00            |                   | 2025 - 2nd Half Tax Due | \$1,396.00        |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$1,396.00</b>                      | <b>2025 - 2nd Half Due</b> | <b>\$1,396.00</b> |                   | <b>2025 - Total Due</b> | <b>\$2,792.00</b> |                     |
| Parcel Details                                    |  |                            |                   |                   |                         |                   |                     |
| Property Address:                                 | 520 N 41ST AVE E, DULUTH MN            |                            |                   |                   |                         |                   |                     |
| School District:                                  | 709                                    |                            |                   |                   |                         |                   |                     |
| Tax Increment District:                           | -                                      |                            |                   |                   |                         |                   |                     |
| Property/Homesteader:                             | HELSTROM CAROL A                       |                            |                   |                   |                         |                   |                     |
| Assessment Details (2025 Payable 2026)            |  |                            |                   |                   |                         |                   |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status                    | Land<br>EMV                | Bldg<br>EMV       | Total<br>EMV      | Def Land<br>EMV         | Def Bldg<br>EMV   | Net Tax<br>Capacity |
| 201   | 1 - Owner Homestead<br>(100.00% total) | \$39,600                   | \$194,600         | \$234,200         | \$0                     | \$0               | -                   |
| <b>Total:</b>                                     |  | <b>\$39,600</b>            | <b>\$194,600</b>  | <b>\$234,200</b>  | <b>\$0</b>              | <b>\$0</b>        | <b>2087</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:**  
**Lot Depth:**

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            | 1927          | 908                        | 908                        | AVG Quality / 450 Ft <sup>2</sup> | 4SS - SNGL STRY          |
| Segment          | Story         | Width                      | Length                     | Area                              | Foundation               |
| BAS              | 1             | 0                          | 0                          | 490                               | BASEMENT                 |
| BAS              | 1             | 2                          | 17                         | 34                                | BASEMENT                 |
| BAS              | 1             | 12                         | 32                         | 384                               | SINGLE TUCK UNDER GARAGE |
| CW               | 1             | 4                          | 6                          | 24                                | POST ON GROUND           |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                              |                          |
| 1.0 BATH         | 2 BEDROOMS    | 5 ROOMS                    | 1                          | C&AIR_COND, GAS                   |                          |

## Improvement 2 Details (St 8X10)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1990       | 80                         | 80                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 8                          | 10                         | 80              | POST ON GROUND     |

## Improvement 3 Details (PATIO)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
|                  | 0          | 168                        | 168                        | -               | B - BRICK          |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 0                          | 0                          | 168             | -                  |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 12/2003   | \$120,000      | 156268     |
| 08/2003   | \$53,000       | 154194     |
| 06/2003   | \$53,000       | 154195     |



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| Assessment History |                        |                     |                                 |                 |                     |                  |                  |
|--------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Year               | Class Code<br>(Legend) | Land EMV            | Bldg EMV                        | Total EMV       | Def Land EMV        | Def Bldg EMV     | Net Tax Capacity |
| 2024 Payable 2025  | 201                    | \$39,600            | \$186,400                       | \$226,000       | \$0                 | \$0              | -                |
|                    | Total                  | \$39,600            | \$186,400                       | \$226,000       | \$0                 | \$0              | 1,998.00         |
| 2023 Payable 2024  | 201                    | \$32,900            | \$174,400                       | \$207,300       | \$0                 | \$0              | -                |
|                    | Total                  | \$32,900            | \$174,400                       | \$207,300       | \$0                 | \$0              | 1,887.00         |
| 2022 Payable 2023  | 201                    | \$30,500            | \$159,900                       | \$190,400       | \$0                 | \$0              | -                |
|                    | Total                  | \$30,500            | \$159,900                       | \$190,400       | \$0                 | \$0              | 1,703.00         |
| 2021 Payable 2022  | 201                    | \$25,200            | \$130,600                       | \$155,800       | \$0                 | \$0              | -                |
|                    | Total                  | \$25,200            | \$130,600                       | \$155,800       | \$0                 | \$0              | 1,326.00         |
| Tax Detail History |                        |                     |                                 |                 |                     |                  |                  |
| Tax Year           | Tax                    | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024               | \$2,685.00             | \$25.00             | \$2,710.00                      | \$29,951        | \$158,766           | \$188,717        |                  |
| 2023               | \$2,575.00             | \$25.00             | \$2,600.00                      | \$27,280        | \$143,016           | \$170,296        |                  |
| 2022               | \$2,217.00             | \$25.00             | \$2,242.00                      | \$21,445        | \$111,137           | \$132,582        |                  |

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