



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/11/2025 7:00:45 PM

General Details							
Parcel ID:	010-3030-02055						
Document:	Abstract - 1354976						
Document Date:	05/07/2019						
Legal Description Details							
Plat Name:	LONDON ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	082			
Description:	SLY 70 FT LOTS 1 2 AND 3						
Taxpayer Details							
Taxpayer Name	SIMONSON LEAH NICOLE						
and Address:	1020 N 43RD AVE E DULUTH MN 55804						
Owner Details							
Owner Name	SIMONSON LEAH NICOLE						
Payable 2025 Tax Summary							
2025 - Net Tax				\$2,841.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$2,870.00			
Current Tax Due (as of 5/10/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,435.00	2025 - 2nd Half Tax	\$1,435.00	2025 - 1st Half Tax Due	\$1,435.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,435.00		
2025 - 1st Half Due	\$1,435.00	2025 - 2nd Half Due	\$1,435.00	2025 - Total Due	\$2,870.00		
Parcel Details							
Property Address:	1020 N 43RD AVE E, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	SIMONSON, LEAH N						
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)	\$55,400	\$183,600	\$239,000	\$0	\$0	-
Total:		\$55,400	\$183,600	\$239,000	\$0	\$0	2140



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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: 150.00

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 (SFD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1956	1,008	1,008	AVG Quality / 504 Ft ²	4SS - SNGL STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	28	36	1,008	BASEMENT WITH EXTERIOR ENTRANCE
DK	1	8	10	80	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.5 BATHS	3 BEDROOMS	6 ROOMS	0	CENTRAL, GAS	

Improvement 2 Details (ST 5X6)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	30	30	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	6	30	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2019	\$169,900	231701
02/1997	\$65,000	115271
11/1996	\$47,500	113878

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	\$55,400	\$175,900	\$231,300	\$0	\$0	-
	Total	\$55,400	\$175,900	\$231,300	\$0	\$0	2,056.00
2023 Payable 2024	201	\$46,000	\$177,700	\$223,700	\$0	\$0	-
	Total	\$46,000	\$177,700	\$223,700	\$0	\$0	2,066.00
2022 Payable 2023	201	\$42,700	\$163,000	\$205,700	\$0	\$0	-
	Total	\$42,700	\$163,000	\$205,700	\$0	\$0	1,870.00
2021 Payable 2022	201	\$35,300	\$134,800	\$170,100	\$0	\$0	-
	Total	\$35,300	\$134,800	\$170,100	\$0	\$0	1,482.00



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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	\$2,935.00	\$25.00	\$2,960.00	\$42,482	\$164,111	\$206,593
2023	\$2,823.00	\$25.00	\$2,848.00	\$38,813	\$148,160	\$186,973
2022	\$2,471.00	\$25.00	\$2,496.00	\$30,749	\$117,420	\$148,169

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