



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/2/2025 11:22:12 PM

General Details							
Parcel ID:	010-3070-01775						
Document:	Torrens - 1084293.0						
Document Date:	10/11/2024						
Legal Description Details							
Plat Name:	LONDON ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	-	131			
Description:	LOTS 1 & 2 EX NLY 100 FT, WLY 20 FT OF LOT 3 EX NLY 100 FT, WLY 20 FT OF NLY 40 FT OF LOT 14, NLY 40 FT OF LOTS 15 & 16 INCL. VAC ALLEY ADJ						
Taxpayer Details							
Taxpayer Name and Address:	JOHNSTONE DAVID S & SUSAN CANTYAGLI MONICA R 1315 TIOGA AVE DULUTH MN 55804						
Owner Details							
Owner Name	CANTYAGLI MONICA R						
Owner Name	JOHNSTONE DAVID S						
Owner Name	JOHNSTONE SUSAN						
Payable 2025 Tax Summary							
2025 - Net Tax				\$6,213.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$6,242.00			
Current Tax Due (as of 5/1/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,121.00	2025 - 2nd Half Tax	\$3,121.00	2025 - 1st Half Tax Due	\$3,121.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$3,121.00		
2025 - 1st Half Due	\$3,121.00	2025 - 2nd Half Due	\$3,121.00	2025 - Total Due	\$6,242.00		
Parcel Details							
Property Address:	1315 TIOGA AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	JOHNSTONE,DAVID&SUSAN /CANTYAGLI,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)	\$59,400	\$417,900	\$477,300	\$0	\$0	-
Total:		\$59,400	\$417,900	\$477,300	\$0	\$0	4737



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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: 100.00
Lot Depth: 120.00

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	1988	1,645	1,645	AVG Quality / 728 Ft ²	4SL - SPLIT LVL
Segment	Story	Width	Length	Area	Foundation
BAS	1	1	21	21	CANTILEVER
BAS	1	2	32	64	CANTILEVER
BAS	1	26	32	832	DOUBLE TUCK UNDER WITH FINISHED BASEMENT
BAS	1	28	26	728	BASEMENT
DK	1	0	0	498	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.75 BATHS	4 BEDROOMS	7 ROOMS	1	C&AIR_COND, GAS	

Improvement 2 Details (AG 7X32)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1988	224	224	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	7	32	224	FOUNDATION

Improvement 3 Details (ST 8X8)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	8	8	64	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2024	\$487,500	260695



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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	201	\$59,400	\$400,600	\$460,000	\$0	\$0	-
	Total	\$59,400	\$400,600	\$460,000	\$0	\$0	4,549.00
2023 Payable 2024	201	\$49,300	\$404,100	\$453,400	\$0	\$0	-
	Total	\$49,300	\$404,100	\$453,400	\$0	\$0	4,534.00
2022 Payable 2023	201	\$45,700	\$372,400	\$418,100	\$0	\$0	-
	Total	\$45,700	\$372,400	\$418,100	\$0	\$0	4,181.00
2021 Payable 2022	201	\$37,800	\$308,100	\$345,900	\$0	\$0	-
	Total	\$37,800	\$308,100	\$345,900	\$0	\$0	3,398.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$6,385.00	\$25.00	\$6,410.00	\$49,300	\$404,100	\$453,400	
2023	\$6,245.00	\$25.00	\$6,270.00	\$45,700	\$372,400	\$418,100	
2022	\$5,589.00	\$25.00	\$5,614.00	\$37,132	\$302,659	\$339,791	

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