



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 8/16/2025 10:10:02 PM

General Details							
Parcel ID:		010-3080-01560					
Document:		Abstract - 01482761					
Document Date:		02/02/2024					
Legal Description Details							
Plat Name:		ALTERED PLAT LONDON PARK ADDITION TO DULUTH					
Section		Township		Range		Lot	Block
-		-		-		-	005
Description:		LOTS 24 AND 25					
Taxpayer Details							
Taxpayer Name		KRIKORIAN VIKTORIA M LIVING TRUST					
and Address:		5215 OTSEGO ST DULUTH MN 55804					
Owner Details							
Owner Name		KRIKORIAN VIKTORIA M LIVING TRUST					
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,125.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,154.00			
Current Tax Due (as of 8/15/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,577.00	2025 - 2nd Half Tax	\$1,577.00		2025 - 1st Half Tax Due	\$0.00	
2025 - 1st Half Tax Paid	\$1,577.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$1,577.00	
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,577.00		2025 - Total Due	\$1,577.00	
Parcel Details							
Property Address:		5215 OTSEGO ST, DULUTH MN					
School District:		709					
Tax Increment District:		-					
Property/Homesteader:		KRIKORIAN, VIKTORIA 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)	\$46,200	\$213,200	\$259,400	\$0	\$0	-
Total:		\$46,200	\$213,200	\$259,400	\$0	\$0	2362



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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: 50.00
Lot Depth: 140.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frnPlatStatPopUp.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	1928	823	823	U Quality / 0 Ft ²	4SS - SNGL STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	1	7	7	CANTILEVER
BAS	1	34	24	816	BASEMENT
OP	0	6	7	42	POST ON GROUND
SP	0	9	14	126	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.0 BATH	2 BEDROOMS	5 ROOMS	0	CENTRAL, GAS	

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2021	264	264	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	0	22	12	264	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/2020	\$164,000	240377
03/1999	\$57,000	126975

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	\$46,200	\$204,400	\$250,600	\$0	\$0	-
	Total	\$46,200	\$204,400	\$250,600	\$0	\$0	2,266.00
2023 Payable 2024	201	\$38,300	\$186,800	\$225,100	\$0	\$0	-
	Total	\$38,300	\$186,800	\$225,100	\$0	\$0	2,081.00
2022 Payable 2023	201	\$35,500	\$171,300	\$206,800	\$0	\$0	-
	Total	\$35,500	\$171,300	\$206,800	\$0	\$0	1,882.00
2021 Payable 2022	201	\$29,400	\$86,600	\$116,000	\$0	\$0	-
	Total	\$29,400	\$86,600	\$116,000	\$0	\$0	892.00



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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	\$2,955.00	\$25.00	\$2,980.00	\$35,411	\$172,708	\$208,119
2023	\$2,839.00	\$25.00	\$2,864.00	\$32,302	\$155,870	\$188,172
2022	\$1,511.00	\$25.00	\$1,536.00	\$22,608	\$66,592	\$89,200

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