



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 8/16/2025 4:00:56 AM

| General Details                                   |   |                            |                  |                         |                 |              |                  |
|---|---|----------------------------|------------------|-------------------------|-----------------|--------------|------------------|
| Parcel ID:  | 010-3080-02290                                    |                            |                  |                         |                 |              |                  |
| Legal Description Details                         |   |                            |                  |                         |                 |              |                  |
| Plat Name:  | ALTERED PLAT LONDON PARK ADDITION TO DULUTH       |                            |                  |                         |                 |              |                  |
| Section   | Township  | Range                      | Lot              | Block                   |                 |              |                  |
| -   | -   | -                          | -                | 009                     |                 |              |                  |
| Description:                                      | SLY 45 FT OF NLY 95 FT OF LOTS 9 AND 10           |                            |                  |                         |                 |              |                  |
| Taxpayer Details                                  |   |                            |                  |                         |                 |              |                  |
| Taxpayer Name and Address:                        | GREGG LUOMA<br>123 N 54TH AV E<br>DULUTH MN 55804 |                            |                  |                         |                 |              |                  |
| Owner Details                                     |   |                            |                  |                         |                 |              |                  |
| Owner Name  | LUOMA GREGG A                                     |                            |                  |                         |                 |              |                  |
| Payable 2025 Tax Summary                          |   |                            |                  |                         |                 |              |                  |
| 2025 - Net Tax                                    |   |                            |                  | \$1,599.00              |                 |              |                  |
| 2025 - Special Assessments                        |   |                            |                  | \$29.00                 |                 |              |                  |
| <b>2025 - Total Tax &amp; Special Assessments</b> |   |                            |                  | <b>\$1,628.00</b>       |                 |              |                  |
| Current Tax Due (as of 8/15/2025)                 |   |                            |                  |                         |                 |              |                  |
| Due May 15  |   | Due October 15             |                  |                         | Total Due       |              |                  |
| 2025 - 1st Half Tax                               | \$814.00  | 2025 - 2nd Half Tax        | \$814.00         | 2025 - 1st Half Tax Due | \$0.00          |              |                  |
| 2025 - 1st Half Tax Paid                          | \$814.00  | 2025 - 2nd Half Tax Paid   | \$0.00           | 2025 - 2nd Half Tax Due | \$814.00        |              |                  |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>                                     | <b>2025 - 2nd Half Due</b> | <b>\$814.00</b>  | <b>2025 - Total Due</b> | <b>\$814.00</b> |              |                  |
| Parcel Details                                    |   |                            |                  |                         |                 |              |                  |
| Property Address:                                 | 123 N 54TH AVE E, DULUTH MN                       |                            |                  |                         |                 |              |                  |
| School District:                                  | 709   |                            |                  |                         |                 |              |                  |
| Tax Increment District:                           | -   |                            |                  |                         |                 |              |                  |
| Property/Homesteader:                             | LUOMA GREGG A                                     |                            |                  |                         |                 |              |                  |
| Assessment Details (2025 Payable 2026)            |   |                            |                  |                         |                 |              |                  |
| Class Code<br>(Legend)                            | Homestead Status                                  | Land EMV                   | Bldg EMV         | Total EMV               | Def Land EMV    | Def Bldg EMV | Net Tax Capacity |
| 201   | 1 - Owner Homestead<br>(100.00% total)            | \$21,300                   | \$129,500        | \$150,800               | \$0             | \$0          | -                |
| <b>Total:</b>                                     |   | <b>\$21,300</b>            | <b>\$129,500</b> | <b>\$150,800</b>        | <b>\$0</b>      | <b>\$0</b>   | <b>1198</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:   | 45.00               |                            |                                 |                               |                     |                  |                  |
| Lot Depth:   | 72.00               |                            |                                 |                               |                     |                  |                  |
| The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <a href="https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx">https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx</a> . If there are any questions, please email <a href="mailto:PropertyTax@stlouiscountymn.gov">PropertyTax@stlouiscountymn.gov</a> . |                     |                            |                                 |                               |                     |                  |                  |
| 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  | 1924                | 642                        | 642                             | U Quality / 0 Ft <sup>2</sup> | 4XS - XTRA SML      |                  |                  |
| Segment  | Story               | Width                      | Length                          | Area                          | Foundation          |                  |                  |
| BAS  | 1                   | 10                         | 7                               | 70                            | BASEMENT            |                  |                  |
| BAS  | 1                   | 26                         | 22                              | 572                           | BASEMENT            |                  |                  |
| CW   | 0                   | 6                          | 14                              | 84                            | POST ON GROUND      |                  |                  |
| DK   | 0                   | 8                          | 16                              | 128                           | POST ON GROUND      |                  |                  |
| Bath Count   | Bedroom Count       | Room Count                 | Fireplace Count                 | HVAC                          |                     |                  |                  |
| 1.0 BATH   | 2 BEDROOMS          | 4 ROOMS                    | 0                               | CENTRAL, GAS                  |                     |                  |                  |
| Sales Reported to the St. Louis County Auditor   |                     |                            |                                 |                               |                     |                  |                  |
| No Sales information reported.   |                     |                            |                                 |                               |                     |                  |                  |
| 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                 | \$21,300                   | \$124,200                       | \$145,500                     | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$21,300</b>            | <b>\$124,200</b>                | <b>\$145,500</b>              | <b>\$0</b>          | <b>\$0</b>       | <b>1,140.00</b>  |
| 2023 Payable 2024  | 201                 | \$17,700                   | \$111,800                       | \$129,500                     | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$17,700</b>            | <b>\$111,800</b>                | <b>\$129,500</b>              | <b>\$0</b>          | <b>\$0</b>       | <b>1,060.00</b>  |
| 2022 Payable 2023  | 201                 | \$16,400                   | \$102,600                       | \$119,000                     | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$16,400</b>            | <b>\$102,600</b>                | <b>\$119,000</b>              | <b>\$0</b>          | <b>\$0</b>       | <b>944.00</b>    |
| 2021 Payable 2022  | 201                 | \$13,600                   | \$84,800                        | \$98,400                      | \$0                 | \$0              | -                |
|  | <b>Total</b>        | <b>\$13,600</b>            | <b>\$84,800</b>                 | <b>\$98,400</b>               | <b>\$0</b>          | <b>\$0</b>       | <b>716.00</b>    |
| Tax Detail History   |                     |                            |                                 |                               |                     |                  |                  |
| Tax Year   | Tax                 | Special Assessments        | Total Tax & Special Assessments | Taxable Land MV               | Taxable Building MV | Total Taxable MV |                  |
| 2024   | \$1,527.00          | \$25.00                    | \$1,552.00                      | \$14,484                      | \$91,483            | \$105,967        |                  |
| 2023   | \$1,447.00          | \$25.00                    | \$1,472.00                      | \$13,005                      | \$81,364            | \$94,369         |                  |
| 2022   | \$1,223.00          | \$25.00                    | \$1,248.00                      | \$9,893                       | \$61,689            | \$71,582         |                  |



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