



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 3/3/2026 8:37:40 AM

| General Details | | | | | | | |
|--|--|----------------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|
| Parcel ID: | 010-3110-00120 | | | | | | |
| Document: | Abstract - 1332339 | | | | | | |
| Document Date: | 05/07/2018 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | LOWER DULUTH MINNESOTA AVENUE | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | 0021 | - | | | |
| Description: | LOT 21 INC PART OF VACATED 20TH STREET DESCRIBED AS FOLLOWS COMM AT MOST NLY COR OF LOT 21 THENCE SWLY ALONG NWLY LINE OF LOT 21 53.55 FT THENCE DEFLECT 90DEG TO THE RIGHT IN A NWLY DIRECTION 1.80 FT TO PT OF BEG THENCE DEFLECT 90DEG TO THE LEFT IN A SWLY DIRECTION 26.30 FT THENCE DEFLECT 90DEG TO THE RIGHT IN A NWLY DIRECTION 18.30 FT THENCE DEFLECT 90 DEG TO THE RIGHT IN A NELY DIRECTION 26.30 FT THENCE DEFLECT 90 DEG TO THE RIGHT IN A SELY DIRECTION 18.30 FT TO PT OF BEG | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name and Address: | HANSON DANA & DREW 2001 MINNESOTA AVE DULUTH MN 55802 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | HANSON DANA E | | | | | | |
| Owner Name | HANSON DREW H | | | | | | |
| Payable 2026 Tax Summary | | | | | | | |
| | 2026 - Net Tax | | | | \$8,792.00 | | |
| | 2026 - Special Assessments | | | | \$34.00 | | |
| | 2026 - Total Tax & Special Assessments | | | | \$8,826.00 | | |
| Current Tax Due (as of 3/2/2026) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2026 - 1st Half Tax | \$4,413.00 | 2026 - 2nd Half Tax | \$4,413.00 | 2026 - 1st Half Tax Due | \$4,413.00 | | |
| 2026 - 1st Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Paid | \$0.00 | 2026 - 2nd Half Tax Due | \$4,413.00 | | |
| 2026 - 1st Half Due | \$4,413.00 | 2026 - 2nd Half Due | \$4,413.00 | 2026 - Total Due | \$8,826.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 2001 MINNESOTA AVE, DULUTH MN | | | | | | |
| School District: | 709 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | HANSON, DREW H & DANA E | | | | | | |
| 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) | \$86,400 | \$516,400 | \$602,800 | \$0 | \$0 | - |
| Total: | | \$86,400 | \$516,400 | \$602,800 | \$0 | \$0 | 6285 |



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Land Details

| | |
|-------------------------------|------------|
| Deeded Acres: | 0.00 |
| Waterfront: | SUPERIOR |
| Water Front Feet: | - |
| Water Code & Desc: | P - PUBLIC |
| Gas Code & Desc: | P - PUBLIC |
| Sewer Code & Desc: | P - PUBLIC |
| Lot Width: | 40.00 |
| Lot Depth: | 100.00 |

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 | 1909 | 1,137 | 2,267 | - | 5MS - MULTI STRY | | |
| | | Segment | Story | Width | Length | Area | Foundation |
| | | BAS | 2.5 | 0 | 0 | 561 | FOUNDATION |
| | | DK | 1 | 0 | 0 | 270 | POST ON GROUND |
| | | DK | 1 | 8 | 30 | 240 | PIERS AND FOOTINGS |
| | | OP | 1 | 30 | 6 | 180 | CANTILEVER |
| | | OP | 1 | 30 | 8 | 240 | PIERS AND FOOTINGS |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC | | |
| 2.0 BATHS | 4 BEDROOMS | - | | 1 | C&AIR_COND, GAS | | |

Improvement 2 Details (DG 16X24)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|-------------|-------------------|
| GARAGE | 1980 | 384 | 384 | - | DETACHED | | |
| | | Segment | Story | Width | Length | Area | Foundation |
| | | BAS | 1 | 24 | 16 | 384 | FLOATING SLAB |

Improvement 3 Details (PATIO)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|-------------|-------------------|
| | 0 | 332 | 332 | - | B - BRICK | | |
| | | Segment | Story | Width | Length | Area | Foundation |
| | | BAS | 0 | 0 | 0 | 332 | - |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 03/2004 | \$233,200 | 157669 |
| 11/2003 | \$180,000 | 156441 |



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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 |
| 2025 Payable 2026 | 201 | \$86,400 | \$516,400 | \$602,800 | \$0 | \$0 | - |
| | Total | \$86,400 | \$516,400 | \$602,800 | \$0 | \$0 | 6,285.00 |
| 2024 Payable 2025 | 201 | \$88,800 | \$400,600 | \$489,400 | \$0 | \$0 | - |
| | Total | \$88,800 | \$400,600 | \$489,400 | \$0 | \$0 | 4,894.00 |
| 2023 Payable 2024 | 201 | \$50,900 | \$568,300 | \$619,200 | \$0 | \$0 | - |
| | Total | \$50,900 | \$568,300 | \$619,200 | \$0 | \$0 | 6,490.00 |
| 2022 Payable 2023 | 201 | \$43,000 | \$483,500 | \$526,500 | \$0 | \$0 | - |
| | Total | \$43,000 | \$483,500 | \$526,500 | \$0 | \$0 | 5,331.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2025 | \$6,677.00 | \$29.00 | \$6,706.00 | \$88,800 | \$400,600 | \$489,400 | |
| 2024 | \$9,095.00 | \$25.00 | \$9,120.00 | \$50,900 | \$568,300 | \$619,200 | |
| 2023 | \$7,953.00 | \$25.00 | \$7,978.00 | \$43,000 | \$483,500 | \$526,500 | |

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