



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:04:49 AM

| General Details                                   |                                        |                            |               |                         |                 |                 |                     |
|---------------------------------------------------|----------------------------------------|----------------------------|---------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        | 010-3110-00420                         |                            |               |                         |                 |                 |                     |
| Document:                                         | Abstract - 01239081                    |                            |               |                         |                 |                 |                     |
| Document Date:                                    | 05/30/2014                             |                            |               |                         |                 |                 |                     |
| Legal Description Details                         |                                        |                            |               |                         |                 |                 |                     |
| Plat Name:                                        | LOWER DULUTH MINNESOTA AVENUE          |                            |               |                         |                 |                 |                     |
| Section                                           | Township                               | Range                      | Lot           | Block                   |                 |                 |                     |
| -                                                 | -                                      | -                          | -             | -                       |                 |                 |                     |
| Description:                                      | LOTS 81 AND 83                         |                            |               |                         |                 |                 |                     |
| Taxpayer Details                                  |                                        |                            |               |                         |                 |                 |                     |
| Taxpayer Name                                     | SOLA RAND J                            |                            |               |                         |                 |                 |                     |
| and Address:                                      | 2307 MINNESOTA AVE                     |                            |               |                         |                 |                 |                     |
|                                                   | DULUTH MN 55802                        |                            |               |                         |                 |                 |                     |
| Owner Details                                     |                                        |                            |               |                         |                 |                 |                     |
| Owner Name                                        | SEABURG JAMIE E                        |                            |               |                         |                 |                 |                     |
| Owner Name                                        | SOLA RAND J                            |                            |               |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                                        |                            |               |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                                        |                            |               | \$6,287.00              |                 |                 |                     |
| 2025 - Special Assessments                        |                                        |                            |               | \$29.00                 |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                        |                            |               | <b>\$6,316.00</b>       |                 |                 |                     |
| Current Tax Due (as of 12/14/2025)                |                                        |                            |               |                         |                 |                 |                     |
| Due May 15                                        |                                        | Due October 15             |               |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$3,158.00                             | 2025 - 2nd Half Tax        | \$3,158.00    | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$3,158.00                             | 2025 - 2nd Half Tax Paid   | \$3,158.00    | 2025 - 2nd Half Tax Due | \$0.00          |                 |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>                          | <b>2025 - 2nd Half Due</b> | <b>\$0.00</b> | <b>2025 - Total Due</b> | <b>\$0.00</b>   |                 |                     |
| Parcel Details                                    |                                        |                            |               |                         |                 |                 |                     |
| Property Address:                                 | 2307 MINNESOTA AVE, DULUTH MN          |                            |               |                         |                 |                 |                     |
| School District:                                  | 709                                    |                            |               |                         |                 |                 |                     |
| Tax Increment District:                           | -                                      |                            |               |                         |                 |                 |                     |
| Property/Homesteader:                             | SOLA, RAND J & SEABURG, JAMIE E        |                            |               |                         |                 |                 |                     |
| Assessment Details (2025 Payable 2026)            |                                        |                            |               |                         |                 |                 |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status                    | Land<br>EMV                | Bldg<br>EMV   | Total<br>EMV            | Def Land<br>EMV | Def Bldg<br>EMV | Net Tax<br>Capacity |
| 201                                               | 1 - Owner Homestead<br>(100.00% total) | \$243,200                  | \$222,800     | \$466,000               | \$0             | \$0             | -                   |
| Total:                                            |                                        | \$243,200                  | \$222,800     | \$466,000               | \$0             | \$0             | 4614                |



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## Land Details

**Deeded Acres:** 0.00  
**Waterfront:** SUPERIOR  
**Water Front Feet:** 80.00  
**Water Code & Desc:** P - PUBLIC  
**Gas Code & Desc:** P - PUBLIC  
**Sewer Code & Desc:** P - PUBLIC  
**Lot Width:** 80.00  
**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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (SFD)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish      | Style Code & Desc. |
|------------------|---------------|----------------------------|----------------------------|----------------------|--------------------|
| HOUSE            | 1947          | 925                        | 1,156                      | -                    | 5XB - EXP BNLW     |
| Segment          | Story         | Width                      | Length                     | Area                 | Foundation         |
| BAS              | 1.2           | 37                         | 25                         | 925                  | PIERS AND FOOTINGS |
| CW               | 1             | 5                          | 8                          | 40                   | PIERS AND FOOTINGS |
| DK               | 1             | 0                          | 0                          | 114                  | PIERS AND FOOTINGS |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                 |                    |
| 1.5 BATHS        | 2 BEDROOMS    | -                          | 1                          | C&AIR_COND, ELECTRIC |                    |

## Improvement 2 Details (DG 22X24)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1964       | 528                        | 528                        | -               | DETACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 22                         | 24                         | 528             | FLOATING SLAB      |
| SPX              | 1          | 10                         | 20                         | 200             | POST ON GROUND     |

## Improvement 3 Details (ST 6X8)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 48                         | 48                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 6                          | 8                          | 48              | POST ON GROUND     |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 06/2014   | \$252,500      | 205911     |

## Assessment History

| Year              | Class Code<br>(Legend) | Land EMV  | Bldg EMV  | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|-----------|-----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 201                    | \$384,900 | \$80,100  | \$465,000 | \$0          | \$0          | -                |
|                   | Total                  | \$384,900 | \$80,100  | \$465,000 | \$0          | \$0          | 4,603.00         |
| 2023 Payable 2024 | 201                    | \$220,400 | \$161,400 | \$381,800 | \$0          | \$0          | -                |
|                   | Total                  | \$220,400 | \$161,400 | \$381,800 | \$0          | \$0          | 3,789.00         |
| 2022 Payable 2023 | 201                    | \$186,200 | \$137,400 | \$323,600 | \$0          | \$0          | -                |
|                   | Total                  | \$186,200 | \$137,400 | \$323,600 | \$0          | \$0          | 3,155.00         |



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| 2021 Payable 2022  | 201        | \$155,200           | \$114,200                       | \$269,400       | \$0                 | \$0              | -        |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|----------|
|                    | Total      | \$155,200           | \$114,200                       | \$269,400       | \$0                 | \$0              | 2,564.00 |
| Tax Detail History |            |                     |                                 |                 |                     |                  |          |
| Tax Year           | Tax        | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |          |
| 2024               | \$5,339.00 | \$25.00             | \$5,364.00                      | \$218,749       | \$160,191           | \$378,940        |          |
| 2023               | \$4,725.00 | \$25.00             | \$4,750.00                      | \$181,540       | \$133,962           | \$315,502        |          |
| 2022               | \$4,233.00 | \$25.00             | \$4,258.00                      | \$147,725       | \$108,699           | \$256,424        |          |

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