



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:04:58 AM

General Details							
Parcel ID:		010-3110-00550					
Document:		Torrens - 1096324.0					
Document Date:		11/12/2025					
Legal Description Details							
Plat Name:		LOWER DULUTH MINNESOTA AVENUE					
Section		Township		Range		Lot	Block
-		-		-		107	-
Description:		LOT: 107					
Taxpayer Details							
Taxpayer Name		MCLEETE FAMILY TRUST					
and Address:		RICHARD & LORANDA MCLEETE TRUSTEES 2415 MINNESOTA AVE DULUTH MN 55802					
Owner Details							
Owner Name		MCLEETE FAMILY TRUST					
Payable 2025 Tax Summary							
2025 - Net Tax				\$3,679.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$3,708.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,854.00	2025 - 2nd Half Tax	\$1,854.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,854.00	2025 - 2nd Half Tax Paid	\$1,854.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:		2415 MINNESOTA AVE, DULUTH MN					
School District:		709					
Tax Increment District:		-					
Property/Homesteader:		MCLEETE, LORANDA E & RICHARD P					
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)	\$77,200	\$245,100	\$322,300	\$0	\$0	-
Total:		\$77,200	\$245,100	\$322,300	\$0	\$0	3131



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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	1940	986	1,272	-	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	6	9	54	FOUNDATION
BAS	1.2	0	0	99	FOUNDATION
BAS	2	0	0	261	FOUNDATION
DK	1	5	3	15	FOUNDATION
DK	1	6	17	102	CANTILEVER
DK	1	8	10	80	POST ON GROUND
OP	1	5	6	30	FOUNDATION
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	2 BEDROOMS	-	0	CENTRAL, ELECTRIC	

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2008	\$290,000 (This is part of a multi parcel sale.)	183417

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	\$79,300	\$194,300	\$273,600	\$0	\$0	-
	Total	\$79,300	\$194,300	\$273,600	\$0	\$0	2,692.00
2023 Payable 2024	201	\$45,400	\$329,200	\$374,600	\$0	\$0	-
	Total	\$45,400	\$329,200	\$374,600	\$0	\$0	3,746.00
2022 Payable 2023	201	\$38,400	\$280,100	\$318,500	\$0	\$0	-
	Total	\$38,400	\$280,100	\$318,500	\$0	\$0	3,184.00
2021 Payable 2022	201	\$32,000	\$232,900	\$264,900	\$0	\$0	-
	Total	\$32,000	\$232,900	\$264,900	\$0	\$0	2,585.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$5,275.00	\$25.00	\$5,300.00	\$45,400	\$329,200	\$374,600
2023	\$4,757.00	\$25.00	\$4,782.00	\$38,386	\$279,999	\$318,385
2022	\$4,255.00	\$25.00	\$4,280.00	\$31,233	\$227,315	\$258,548



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