



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:04:56 AM

General Details							
Parcel ID:	010-3110-00570						
Document:	Torrens - 293309-10						
Document Date:	10/24/2002						
Legal Description Details							
Plat Name:	LOWER DULUTH MINNESOTA AVENUE						
Section	Township	Range	Lot	Block			
-	-	-	-	-			
Description:	LOTS 111 AND 113 INC LOTS 112 AND 114 LOWER DULUTH ST LOUIS AVE						
Taxpayer Details							
Taxpayer Name	KUSZLER DAVID B						
and Address:	2419 MINNESOTA AVE						
	DULUTH MN 55802						
Owner Details							
Owner Name	BERTHEL LISA D						
Owner Name	KUZLER DAVID B						
Payable 2025 Tax Summary							
2025 - Net Tax				\$7,865.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$7,894.00			
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15		Total Due			
2025 - 1st Half Tax	\$3,947.00	2025 - 2nd Half Tax	\$3,947.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$3,947.00	2025 - 2nd Half Tax Paid	\$3,947.00	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:	2425 MINNESOTA AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	-						
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
204	0 - Non Homestead	\$276,000	\$220,500	\$496,500	\$0	\$0	-
Total:		\$276,000	\$220,500	\$496,500	\$0	\$0	4965



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:04:56 AM

Land Details

Deeded Acres: 0.00
Waterfront: SUPERIOR
Water Front Feet: 83.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: P - PUBLIC
Sewer Code & Desc: P - PUBLIC
Lot Width: 80.00
Lot Depth: 200.00

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	1907	927	1,263	-	5XB - EXP BNLW
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	15	-
BAS	1	10	24	240	-
BAS	1.5	28	24	672	-
CW	1	5	5	25	PIERS AND FOOTINGS
DK	1	10	5	50	POST ON GROUND
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	3 BEDROOMS	6 ROOMS	1	CENTRAL, GAS	

Improvement 2 Details (DG 17X26)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1950	442	442	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	26	17	442	FLOATING SLAB
OPX	1	5	26	130	FLOATING SLAB

Improvement 3 Details (DK 18X22)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	396	396	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	18	22	396	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2002	\$200,000	149379



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 10:04:56 AM

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	204	\$419,000	\$143,400	\$562,400	\$0	\$0	-
	Total	\$419,000	\$143,400	\$562,400	\$0	\$0	5,780.00
2023 Payable 2024	204	\$239,900	\$180,900	\$420,800	\$0	\$0	-
	Total	\$239,900	\$180,900	\$420,800	\$0	\$0	4,208.00
2022 Payable 2023	204	\$202,700	\$153,900	\$356,600	\$0	\$0	-
	Total	\$202,700	\$153,900	\$356,600	\$0	\$0	3,566.00
2021 Payable 2022	204	\$168,900	\$127,900	\$296,800	\$0	\$0	-
	Total	\$168,900	\$127,900	\$296,800	\$0	\$0	2,968.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,925.00	\$25.00	\$5,950.00	\$239,900	\$180,900	\$420,800	
2023	\$5,327.00	\$25.00	\$5,352.00	\$202,700	\$153,900	\$356,600	
2022	\$4,873.00	\$25.00	\$4,898.00	\$168,900	\$127,900	\$296,800	

Disclaimer: St. Louis County makes no representation or warranties, express or implied, with respect to the use or reuse of data provided herewith, regardless of its format or the means of its transmission. THE DATA IS PROVIDED 'AS IS' WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY OR FITNESS OF THIS DATA FOR ANY PARTICULAR PURPOSE. St. Louis County shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of these data, even if St. Louis County has been advised of the possibility of such potential loss or damage. These data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.