



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 11:58:15 AM

| General Details                                   |                                                                             |                            |                   |                         |                 |                 |                     |
|---------------------------------------------------|-----------------------------------------------------------------------------|----------------------------|-------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID:                                        | 010-3110-00700                                                              |                            |                   |                         |                 |                 |                     |
| Document:                                         | Abstract - 01438784                                                         |                            |                   |                         |                 |                 |                     |
| Document:                                         | Torrens - 1054116.0                                                         |                            |                   |                         |                 |                 |                     |
| Document Date:                                    | 03/04/2022                                                                  |                            |                   |                         |                 |                 |                     |
| Legal Description Details                         |                                                                             |                            |                   |                         |                 |                 |                     |
| Plat Name:                                        | LOWER DULUTH MINNESOTA AVENUE                                               |                            |                   |                         |                 |                 |                     |
| Section                                           | Township                                                                    | Range                      | Lot               | Block                   |                 |                 |                     |
| -                                                 | -                                                                           | -                          | 0133              | -                       |                 |                 |                     |
| Description:                                      | LOT 133 AND NW1/2 OF LOT 135 MINNESOTA AVE LOWER DULUTH                     |                            |                   |                         |                 |                 |                     |
| Taxpayer Details                                  |                                                                             |                            |                   |                         |                 |                 |                     |
| Taxpayer Name                                     | THE REIERSON GRUBA LIFETIME TRUST                                           |                            |                   |                         |                 |                 |                     |
| and Address:                                      | C/O JAMES GRUBA / SHIRLEY REIERSON<br>2525 MINNESOTA AVE<br>DULUTH MN 55802 |                            |                   |                         |                 |                 |                     |
| Owner Details                                     |                                                                             |                            |                   |                         |                 |                 |                     |
| Owner Name                                        | THE REIERSON GRUBA LIFETIME TRUST                                           |                            |                   |                         |                 |                 |                     |
| Payable 2025 Tax Summary                          |                                                                             |                            |                   |                         |                 |                 |                     |
| 2025 - Net Tax                                    |                                                                             |                            | \$6,413.00        |                         |                 |                 |                     |
| 2025 - Special Assessments                        |                                                                             |                            | \$29.00           |                         |                 |                 |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                                                             |                            | <b>\$6,442.00</b> |                         |                 |                 |                     |
| Current Tax Due (as of 12/14/2025)                |                                                                             |                            |                   |                         |                 |                 |                     |
| Due May 15                                        |                                                                             | Due October 15             |                   |                         | Total Due       |                 |                     |
| 2025 - 1st Half Tax                               | \$3,221.00                                                                  | 2025 - 2nd Half Tax        | \$3,221.00        | 2025 - 1st Half Tax Due | \$0.00          |                 |                     |
| 2025 - 1st Half Tax Paid                          | \$3,221.00                                                                  | 2025 - 2nd Half Tax Paid   | \$3,221.00        | 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:                                 | 2525 MINNESOTA AVE, DULUTH MN                                               |                            |                   |                         |                 |                 |                     |
| School District:                                  | 709                                                                         |                            |                   |                         |                 |                 |                     |
| Tax Increment District:                           | -                                                                           |                            |                   |                         |                 |                 |                     |
| Property/Homesteader:                             | GRUBA, JAMES F & REIERSON,SHIRLEY A                                         |                            |                   |                         |                 |                 |                     |
| 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)                                      | \$115,800                  | \$473,700         | \$589,500               | \$0             | \$0             | -                   |
| <b>Total:</b>                                     |                                                                             | <b>\$115,800</b>           | <b>\$473,700</b>  | <b>\$589,500</b>        | <b>\$0</b>      | <b>\$0</b>      | <b>6119</b>         |



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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](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            | 1908          | 1,405                      | 2,077                      | -                   | 5MS - MULTI STRY   |
| Segment          | Story         | Width                      | Length                     | Area                | Foundation         |
| BAS              | 1             | 7                          | 13                         | 91                  | FOUNDATION         |
| BAS              | 1             | 9                          | 16                         | 144                 | FOUNDATION         |
| BAS              | 2             | 24                         | 28                         | 672                 | FOUNDATION         |
| CW               | 1             | 4                          | 7                          | 28                  | FOUNDATION         |
| DK               | 1             | 16                         | 18                         | 288                 | PIERS AND FOOTINGS |
| DK               | 1             | 24                         | 7                          | 168                 | PIERS AND FOOTINGS |
| OP               | 1             | 7                          | 11                         | 77                  | PIERS AND FOOTINGS |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                |                    |
| 2.0 BATHS        | 3 BEDROOMS    | 7 ROOMS                    | 0                          | C&AC&EXCH, ELECTRIC |                    |

## Improvement 2 Details (AG 24X24)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 0          | 96                         | 96                         | -               | ATTACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 4                          | 24                         | 96              | FOUNDATION         |
| DKX              | 1          | 4                          | 24                         | 96              | DOUBLE TUCK UNDER  |

## Improvement 3 Details (ST)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 2019       | 184                        | 184                        | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 0                          | 0                          | 184             | POST ON GROUND     |

## Improvement 4 Details (ST 4X5)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0          | 20                         | 20                         | -               | -                  |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 4                          | 5                          | 20              | POST ON GROUND     |

## Improvement 5 Details (PATIO)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
|                  | 0          | 374                        | 374                        | -               | B - BRICK          |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 0                          | 0                          | 374             | -                  |



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| Sales Reported to the St. Louis County Auditor |                        |                                                  |                                 |                 |                     |                  |                  |
|------------------------------------------------|------------------------|--------------------------------------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Sale Date                                      |                        | Purchase Price                                   |                                 |                 | CRV Number          |                  |                  |
| 07/2001                                        |                        | \$100,000 (This is part of a multi parcel sale.) |                                 |                 | 140911              |                  |                  |
| 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                    | \$119,000                                        | \$351,100                       | \$470,100       | \$0                 | \$0              | -                |
|                                                | Total                  | \$119,000                                        | \$351,100                       | \$470,100       | \$0                 | \$0              | 4,701.00         |
| 2023 Payable 2024                              | 201                    | \$68,100                                         | \$463,900                       | \$532,000       | \$0                 | \$0              | -                |
|                                                | Total                  | \$68,100                                         | \$463,900                       | \$532,000       | \$0                 | \$0              | 5,400.00         |
| 2022 Payable 2023                              | 201                    | \$57,600                                         | \$394,700                       | \$452,300       | \$0                 | \$0              | -                |
|                                                | Total                  | \$57,600                                         | \$394,700                       | \$452,300       | \$0                 | \$0              | 4,523.00         |
| 2021 Payable 2022                              | 201                    | \$48,000                                         | \$328,200                       | \$376,200       | \$0                 | \$0              | -                |
|                                                | Total                  | \$48,000                                         | \$328,200                       | \$376,200       | \$0                 | \$0              | 3,762.00         |
| Tax Detail History                             |                        |                                                  |                                 |                 |                     |                  |                  |
| Tax Year                                       | Tax                    | Special Assessments                              | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |                  |
| 2024                                           | \$7,593.00             | \$25.00                                          | \$7,618.00                      | \$68,100        | \$463,900           | \$532,000        |                  |
| 2023                                           | \$6,757.00             | \$25.00                                          | \$6,782.00                      | \$57,600        | \$394,700           | \$452,300        |                  |
| 2022                                           | \$6,177.00             | \$25.00                                          | \$6,202.00                      | \$48,000        | \$328,200           | \$376,200        |                  |

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