



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 7/12/2025 12:33:12 AM

General Details							
Parcel ID:	010-3110-00730						
Document:	Torrens - 1051538.0						
Document Date:	12/28/2021						
Legal Description Details							
Plat Name:	LOWER DULUTH MINNESOTA AVENUE						
Section	Township	Range	Lot	Block			
-	-	-	0139	-			
Description:	LOT: 0139 BLOCK:000						
Taxpayer Details							
Taxpayer Name	NEXTGEN LLC						
and Address:	C/O KIMBERLY ANDERSON 2533 MINNESOTA AVE DULUTH MN 55802						
Owner Details							
Owner Name	NEXTGEN LLC						
Payable 2025 Tax Summary							
2025 - Net Tax			\$6,259.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$6,288.00				
Current Tax Due (as of 7/11/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,144.00	2025 - 2nd Half Tax	\$3,144.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$3,144.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$3,144.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$3,144.00	2025 - Total Due	\$3,144.00		
Parcel Details							
Property Address:	2533 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
207	0 - Non Homestead	\$76,900	\$344,800	\$421,700	\$0	\$0	-
Total:		\$76,900	\$344,800	\$421,700	\$0	\$0	5271



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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 (DUPLEX)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1896	1,056	2,056	-	5MF - DUP&TRI
Segment	Story	Width	Length	Area	Foundation
BAS	1	14	4	56	FLOATING SLAB
BAS	2	40	25	1,000	FLOATING SLAB
DK	1	4	14	56	-
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.0 BATHS	2 BEDROOMS	6 ROOMS	0	C&AIR_COND, GAS	

Improvement 2 Details (DG 18X24)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1965	432	432	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	18	432	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
08/2020	\$360,000 (This is part of a multi parcel sale.)	238178

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	207	\$79,100	\$295,500	\$374,600	\$0	\$0	-
	Total	\$79,100	\$295,500	\$374,600	\$0	\$0	4,683.00
2023 Payable 2024	207	\$45,300	\$372,600	\$417,900	\$0	\$0	-
	Total	\$45,300	\$372,600	\$417,900	\$0	\$0	5,224.00
2022 Payable 2023	207	\$38,300	\$317,200	\$355,500	\$0	\$0	-
	Total	\$38,300	\$317,200	\$355,500	\$0	\$0	4,444.00
2021 Payable 2022	200	\$31,900	\$263,600	\$295,500	\$0	\$0	-
	Total	\$31,900	\$263,600	\$295,500	\$0	\$0	2,913.00



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Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$7,201.00	\$25.00	\$7,226.00	\$45,300	\$372,600	\$417,900
2023	\$6,503.00	\$25.00	\$6,528.00	\$38,300	\$317,200	\$355,500
2022	\$4,789.00	\$25.00	\$4,814.00	\$31,445	\$259,836	\$291,281

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