



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 3/3/2026 7:05:13 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 2026 Tax Summary							
	2026 - Net Tax			\$7,260.00			
	2026 - Special Assessments			\$34.00			
	2026 - Total Tax & Special Assessments			\$7,294.00			
Current Tax Due (as of 3/2/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$3,647.00	2026 - 2nd Half Tax	\$3,647.00	2026 - 1st Half Tax Due	\$3,647.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$3,647.00	
	2026 - 1st Half Due	\$3,647.00	2026 - 2nd Half Due	\$3,647.00	2026 - Total Due	\$7,294.00	
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
2025 Payable 2026	207	\$76,900	\$344,800	\$421,700	\$0	\$0	-
	Total	\$76,900	\$344,800	\$421,700	\$0	\$0	5,271.00
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



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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
2025	\$6,259.00	\$29.00	\$6,288.00	\$79,100	\$295,500	\$374,600
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

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