



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 9:57:15 AM

General Details							
Parcel ID:	010-3110-00760						
Document:	Torrens - 1068056.0						
Document Date:	02/27/2023						
Legal Description Details							
Plat Name:	LOWER DULUTH MINNESOTA AVENUE						
	Section	Township	Range	Lot	Block		
	-	-	-	-	-		
Description:	LOTS 145 THRU 151 ODD NUMBERED LOTS & INC LOTS 146 THRU 152 EVEN NUMBERED LOTS LOWER DULUTH ST LOUIS AVE						
Taxpayer Details							
Taxpayer Name and Address:	WEGNER LYNN 2615 MINNESOTA AVE DULUTH MN 55802						
Owner Details							
Owner Name	WEGNER FAMILY TRUST						
Payable 2025 Tax Summary							
	2025 - Net Tax			\$23,353.00			
	2025 - Special Assessments			\$29.00			
	2025 - Total Tax & Special Assessments			\$23,382.00			
Current Tax Due (as of 4/27/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$11,691.00	2025 - 2nd Half Tax	\$11,691.00	2025 - 1st Half Tax Due	\$11,691.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$11,691.00		
2025 - 1st Half Due	\$11,691.00	2025 - 2nd Half Due	\$11,691.00	2025 - Total Due	\$23,382.00		
Parcel Details							
Property Address:	2615 MINNESOTA AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	WEGNER LYNN						
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)	\$402,600	\$1,148,000	\$1,550,600	\$0	\$0	-
Total:		\$402,600	\$1,148,000	\$1,550,600	\$0	\$0	18133



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Land Details

Deeded Acres:	0.00
Waterfront:	SUPERIOR
Water Front Feet:	186.00
Water Code & Desc:	P - PUBLIC
Gas Code & Desc:	P - PUBLIC
Sewer Code & Desc:	P - PUBLIC
Lot Width:	160.00
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	2008	2,828	4,538	-	5MS - MULTI STRY																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>18</td> <td>34</td> <td>612</td> <td>FOUNDATION</td> </tr> <tr> <td>BAS</td> <td>2</td> <td>0</td> <td>0</td> <td>1,710</td> <td>FOUNDATION</td> </tr> <tr> <td>DK</td> <td>1</td> <td>13</td> <td>19</td> <td>247</td> <td>PIERS AND FOOTINGS</td> </tr> <tr> <td>DK</td> <td>1</td> <td>13</td> <td>31</td> <td>403</td> <td>PIERS AND FOOTINGS</td> </tr> <tr> <td>OP</td> <td>1</td> <td>10</td> <td>22</td> <td>220</td> <td>FLOATING SLAB</td> </tr> <tr> <td>OP</td> <td>1</td> <td>13</td> <td>19</td> <td>247</td> <td>PIERS AND FOOTINGS</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	18	34	612	FOUNDATION	BAS	2	0	0	1,710	FOUNDATION	DK	1	13	19	247	PIERS AND FOOTINGS	DK	1	13	31	403	PIERS AND FOOTINGS	OP	1	10	22	220	FLOATING SLAB	OP	1	13	19	247	PIERS AND FOOTINGS
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Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC																																											
4.0 BATHS	5 BEDROOMS	-	0	C&AC&EXCH, GAS																																											

Improvement 2 Details (DG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.																		
GARAGE	2008	1,424	1,424	-	DETACHED																		
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BAS	1	0	0	1,424	-																		
DKX	1	10	41	410	POST ON GROUND																		

Sales Reported to the St. Louis County Auditor

No Sales information reported.

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	\$561,900	\$927,700	\$1,489,600	\$0	\$0	-
	Total	\$561,900	\$927,700	\$1,489,600	\$0	\$0	17,370.00
2023 Payable 2024	201	\$321,600	\$1,227,500	\$1,549,100	\$0	\$0	-
	Total	\$321,600	\$1,227,500	\$1,549,100	\$0	\$0	18,114.00
2022 Payable 2023	201	\$271,900	\$1,044,500	\$1,316,400	\$0	\$0	-
	Total	\$271,900	\$1,044,500	\$1,316,400	\$0	\$0	15,205.00
2021 Payable 2022	201	\$226,600	\$868,200	\$1,094,800	\$0	\$0	-
	Total	\$226,600	\$868,200	\$1,094,800	\$0	\$0	12,435.00



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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	\$25,119.00	\$25.00	\$25,144.00	\$321,600	\$1,227,500	\$1,549,100
2023	\$22,401.00	\$25.00	\$22,426.00	\$271,900	\$1,044,500	\$1,316,400
2022	\$20,155.00	\$25.00	\$20,180.00	\$226,600	\$868,200	\$1,094,800

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