



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 9:42:11 AM

General Details							
Parcel ID:	010-3110-01000						
Document:	Torrens - 1048250.0						
Document:	Abstract - 01437975						
Document Date:	09/27/2021						
Legal Description Details							
Plat Name:	LOWER DULUTH MINNESOTA AVENUE						
Section	Township	Range	Lot	Block			
-	-	-	-	-			
Description:	Lots 191 and 193; INCLUDING Lots 192 and 194, ST. LOUIS AVENUE, LOWER DULUTH						
Taxpayer Details							
Taxpayer Name	LONGTIN JOHN D & CATHERINE L TRUST						
and Address:	5675 OAK CV N						
	OAK PARK HTS MN 55082						
Owner Details							
Owner Name	LONGTIN JOHN D & CATHERINE L TRUST						
Payable 2025 Tax Summary							
2025 - Net Tax				\$12,061.00			
2025 - Special Assessments				\$29.00			
2025 - Total Tax & Special Assessments				\$12,090.00			
Current Tax Due (as of 4/27/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$6,045.00	2025 - 2nd Half Tax	\$6,045.00		2025 - 1st Half Tax Due	\$6,045.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$6,045.00	
2025 - 1st Half Due	\$6,045.00	2025 - 2nd Half Due	\$6,045.00		2025 - Total Due	\$12,090.00	
Parcel Details							
Property Address:	2825 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	\$262,800	\$575,800	\$838,600	\$0	\$0	-
Total:		\$262,800	\$575,800	\$838,600	\$0	\$0	9233



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 9:42:11 AM

Land Details

Deeded Acres: 0.00
Waterfront: SUPERIOR
Water Front Feet: 80.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: P - PUBLIC
Sewer Code & Desc: P - PUBLIC
Lot Width: 80.00
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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	2022	1,494	2,294	-	5MS - MULTI STRY

Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	33	-
BAS	1	0	0	275	-
BAS	1	0	0	386	-
BAS	2	0	0	800	-
OP	1	0	0	192	FLOATING SLAB

Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC
2.75 BATHS	3 BEDROOMS	-	0	C&AIR_COND, GAS

Improvement 2 Details (AG 24X24)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	2022	576	576	-	ATTACHED

Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	-

Improvement 3 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	240	240	-	PLN - PLAIN SLAB

Segment	Story	Width	Length	Area	Foundation
BAS	0	12	20	240	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2021	\$347,000 (This is part of a multi parcel sale.)	245564
03/2021	\$332,000 (This is part of a multi parcel sale.)	241675
03/2018	\$322,000 (This is part of a multi parcel sale.)	225247
02/2015	\$250,000 (This is part of a multi parcel sale.)	209452
11/2005	\$275,000 (This is part of a multi parcel sale.)	168514



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 9:42:11 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	\$146,800	\$408,500	\$555,300	\$0	\$0	-
	211	\$258,300	\$0	\$258,300	\$0	\$0	-
	Total	\$405,100	\$408,500	\$813,600	\$0	\$0	8,920.00
2023 Payable 2024	204	\$84,000	\$515,500	\$599,500	\$0	\$0	-
	Total	\$84,000	\$515,500	\$599,500	\$0	\$0	6,244.00
2022 Payable 2023	211	\$71,000	\$0	\$71,000	\$0	\$0	-
	Total	\$71,000	\$0	\$71,000	\$0	\$0	888.00
2021 Payable 2022	211	\$59,200	\$0	\$59,200	\$0	\$0	-
	Total	\$59,200	\$0	\$59,200	\$0	\$0	740.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$8,755.00	\$25.00	\$8,780.00	\$84,000	\$515,500	\$599,500	
2023	\$1,300.00	\$0.00	\$1,300.00	\$71,000	\$0	\$71,000	
2022	\$1,188.00	\$0.00	\$1,188.00	\$59,200	\$0	\$59,200	

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.