



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 3/3/2026 8:43:34 AM

General Details							
Parcel ID:	010-3110-01030						
Document:	Torrens - 1095700.0						
Document Date:	10/22/2025						
Legal Description Details							
Plat Name:	LOWER DULUTH MINNESOTA AVENUE						
	Section	Township	Range	Lot	Block		
	-	-	-	0197	-		
Description:	INC LOT 198 LOWER DULUTH ST LOUIS AVE						
Taxpayer Details							
Taxpayer Name	2835 MINNESOTA AVE LLC						
and Address:	C/O SKINNER FARMS LLC						
	1269 W I ST						
	LOS BANOS CA 93635						
Owner Details							
Owner Name	2835 MINNESOTA AVE LLC						
Payable 2026 Tax Summary							
	2026 - Net Tax			\$11,686.00			
	2026 - Special Assessments			\$0.00			
	2026 - Total Tax & Special Assessments			\$11,686.00			
Current Tax Due (as of 3/2/2026)							
Due May 15		Due October 15			Total Due		
2026 - 1st Half Tax	\$5,843.00	2026 - 2nd Half Tax	\$5,843.00	2026 - 1st Half Tax Due	\$5,843.00		
2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$5,843.00		
2026 - 1st Half Due	\$5,843.00	2026 - 2nd Half Due	\$5,843.00	2026 - Total Due	\$11,686.00		
Parcel Details							
Property Address:	2835 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
217	0 - Non Homestead	\$162,300	\$516,600	\$678,900	\$0	\$0	-
Total:		\$162,300	\$516,600	\$678,900	\$0	\$0	8486



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 3/3/2026 8:43:34 AM

Land Details

Deeded Acres:	0.00
Waterfront:	SUPERIOR
Water Front Feet:	40.00
Water Code & Desc:	P - PUBLIC
Gas Code & Desc:	P - PUBLIC
Sewer Code & Desc:	P - PUBLIC
Lot Width:	40.00
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 (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.																														
HOUSE	2021	1,230	1,962	-	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>15</td> <td>15</td> <td>225</td> <td>FOUNDATION</td> </tr> <tr> <td>BAS</td> <td>2</td> <td>0</td> <td>0</td> <td>823</td> <td>FOUNDATION</td> </tr> <tr> <td>DK</td> <td>1</td> <td>8</td> <td>30</td> <td>240</td> <td>PIERS AND FOOTINGS</td> </tr> <tr> <td>OP</td> <td>1</td> <td>8</td> <td>17</td> <td>136</td> <td>FOUNDATION</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	15	15	225	FOUNDATION	BAS	2	0	0	823	FOUNDATION	DK	1	8	30	240	PIERS AND FOOTINGS	OP	1	8	17	136	FOUNDATION
Segment	Story	Width	Length	Area	Foundation																														
BAS	1	15	15	225	FOUNDATION																														
BAS	2	0	0	823	FOUNDATION																														
DK	1	8	30	240	PIERS AND FOOTINGS																														
OP	1	8	17	136	FOUNDATION																														
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC																														
2.5 BATHS	2 BEDROOMS	-		0	C&AIR_COND, GAS																														

Improvement 2 Details (AG 13X30)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
GARAGE	2021	208	260	-	ATTACHED												
<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>1.2</td> <td>13</td> <td>16</td> <td>208</td> <td>FOUNDATION</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1.2	13	16	208	FOUNDATION
Segment	Story	Width	Length	Area	Foundation												
BAS	1.2	13	16	208	FOUNDATION												

Improvement 3 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.												
	0	156	156	-	B - BRICK												
<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>0</td> <td>12</td> <td>13</td> <td>156</td> <td style="text-align: center;">-</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	0	12	13	156	-
Segment	Story	Width	Length	Area	Foundation												
BAS	0	12	13	156	-												

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2025	\$945,000	271332
08/2020	\$259,000	238312



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 3/3/2026 8:43:34 AM

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	217	\$162,300	\$516,600	\$678,900	\$0	\$0	-
	Total	\$162,300	\$516,600	\$678,900	\$0	\$0	8,486.00
2024 Payable 2025	217	\$244,200	\$383,800	\$628,000	\$0	\$0	-
	Total	\$244,200	\$383,800	\$628,000	\$0	\$0	7,850.00
2023 Payable 2024	204	\$139,800	\$485,800	\$625,600	\$0	\$0	-
	Total	\$139,800	\$485,800	\$625,600	\$0	\$0	6,570.00
2022 Payable 2023	204	\$118,200	\$283,300	\$401,500	\$0	\$0	-
	Total	\$118,200	\$283,300	\$401,500	\$0	\$0	4,015.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$10,490.00	\$0.00	\$10,490.00	\$244,200	\$383,800	\$628,000	
2024	\$9,205.00	\$25.00	\$9,230.00	\$139,800	\$485,800	\$625,600	
2023	\$5,997.00	\$25.00	\$6,022.00	\$118,200	\$283,300	\$401,500	

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.