



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/15/2025 5:08:20 PM

General Details							
Parcel ID:	010-3110-01210						
Document:	Torrens - 835200A1048530						
Document Date:	03/10/2005						
Legal Description Details							
Plat Name:	LOWER DULUTH MINNESOTA AVENUE						
Section	Township	Range	Lot	Block			
-	-	-	0231	-			
Description:	LOT: 0231 BLOCK:000						
Taxpayer Details							
Taxpayer Name	HOELSCHER DENNIS GEORGE						
and Address:	3023 MINNESOTA AVE DULUTH MN 55802						
Owner Details							
Owner Name	HOELSCHER DENNIS GEORGE						
Payable 2025 Tax Summary							
2025 - Net Tax			\$4,865.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$4,894.00				
Current Tax Due (as of 12/14/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$2,447.00	2025 - 2nd Half Tax	\$2,447.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$2,447.00	2025 - 2nd Half Tax Paid	\$2,447.00	2025 - 2nd Half Tax Due	\$0.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$0.00	2025 - Total Due	\$0.00		
Parcel Details							
Property Address:	3023 MINNESOTA AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	HOELSCHER DENNIS G						
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)	\$77,200	\$365,400	\$442,600	\$0	\$0	-
Total:		\$77,200	\$365,400	\$442,600	\$0	\$0	4426



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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 (SFD)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1905	1,158	1,989	U Quality / 0 Ft ²	5MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	10	50	FOUNDATION
BAS	1.7	0	0	156	BASEMENT WITH EXTERIOR ENTRANCE
BAS	1.7	28	34	952	BASEMENT WITH EXTERIOR ENTRANCE
CW	1	5	8	40	FOUNDATION
DK	1	4	10	40	CANTILEVER
DK	1	8	10	80	PIERS AND FOOTINGS
DK	1	12	18	216	PIERS AND FOOTINGS
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	3 BEDROOMS	6 ROOMS	0	CENTRAL, ELECTRIC	

Improvement 2 Details (DG 16X22)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1959	352	352	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	22	352	FLOATING SLAB
DKX	1	10	38	380	POST ON GROUND
OPX	1	7	15	105	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
09/2002	\$235,000 (This is part of a multi parcel sale.)	148868
05/2000	\$262,000 (This is part of a multi parcel sale.)	135268



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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	\$79,300	\$277,300	\$356,600	\$0	\$0	-
	Total	\$79,300	\$277,300	\$356,600	\$0	\$0	3,566.00
2023 Payable 2024	201	\$45,400	\$349,800	\$395,200	\$0	\$0	-
	Total	\$45,400	\$349,800	\$395,200	\$0	\$0	3,952.00
2022 Payable 2023	201	\$38,400	\$297,700	\$336,100	\$0	\$0	-
	Total	\$38,400	\$297,700	\$336,100	\$0	\$0	3,361.00
2021 Payable 2022	201	\$32,000	\$247,600	\$279,600	\$0	\$0	-
	Total	\$32,000	\$247,600	\$279,600	\$0	\$0	2,738.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$5,565.00	\$25.00	\$5,590.00	\$45,400	\$349,800	\$395,200	
2023	\$5,021.00	\$25.00	\$5,046.00	\$38,400	\$297,700	\$336,100	
2022	\$4,505.00	\$25.00	\$4,530.00	\$31,340	\$242,493	\$273,833	

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