



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 9:42:10 AM

General Details							
Parcel ID:	010-3110-01460						
Document:	Abstract - 01469653						
Document:	Torrens - 1069798.0						
Document Date:	06/16/2023						
Legal Description Details							
Plat Name:	LOWER DULUTH MINNESOTA AVENUE						
Section	Township	Range	Lot	Block			
-	-	-	0279	-			
Description:	LOT: 0279 BLOCK:000						
Taxpayer Details							
Taxpayer Name	MPD REAL ESTATE LLC						
and Address:	C/O KESSLER & MAGUIRE 640 W 7TH ST ST PAUL MN 55102						
Owner Details							
Owner Name	MPD REAL ESTATE HOLDINGS LLC						
Payable 2025 Tax Summary							
2025 - Net Tax			\$7,911.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$7,940.00</b>				
Current Tax Due (as of 4/27/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,970.00	2025 - 2nd Half Tax	\$3,970.00		2025 - 1st Half Tax Due	\$3,970.00	
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00		2025 - 2nd Half Tax Due	\$3,970.00	
<b>2025 - 1st Half Due</b>	<b>\$3,970.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$3,970.00</b>		<b>2025 - Total Due</b>	<b>\$7,940.00</b>	
Parcel Details							
Property Address:	3239 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	\$146,600	\$349,200	\$495,800	\$0	\$0	-
Total:		\$146,600	\$349,200	\$495,800	\$0	\$0	4958



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## 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:** 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](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (SFD)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1910	1,944	2,856	OLD Quality / 280 Ft <sup>2</sup>	5XB - EXP BNGLW
Segment	Story	Width	Length	Area	Foundation
BAS	1	5	24	120	BASEMENT
BAS	1.5	0	0	1,824	BASEMENT
DK	1	0	0	490	POST ON GROUND
OP	1	4	6	24	POST ON GROUND
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
1.75 BATHS	5 BEDROOMS	10 ROOMS		1	CENTRAL, GAS

## Improvement 2 Details (AG 14X22)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1953	308	308	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	14	308	FOUNDATION

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2023	\$480,000 (This is part of a multi parcel sale.)	254484

## 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	\$228,100	\$337,100	\$565,200	\$0	\$0	-
	<b>Total</b>	<b>\$228,100</b>	<b>\$337,100</b>	<b>\$565,200</b>	<b>\$0</b>	<b>\$0</b>	<b>5,815.00</b>
2023 Payable 2024	201	\$130,600	\$422,800	\$553,400	\$0	\$0	-
	<b>Total</b>	<b>\$130,600</b>	<b>\$422,800</b>	<b>\$553,400</b>	<b>\$0</b>	<b>\$0</b>	<b>5,668.00</b>
2022 Payable 2023	201	\$110,400	\$359,000	\$469,400	\$0	\$0	-
	<b>Total</b>	<b>\$110,400</b>	<b>\$359,000</b>	<b>\$469,400</b>	<b>\$0</b>	<b>\$0</b>	<b>4,694.00</b>
2021 Payable 2022	201	\$92,000	\$298,500	\$390,500	\$0	\$0	-
	<b>Total</b>	<b>\$92,000</b>	<b>\$298,500</b>	<b>\$390,500</b>	<b>\$0</b>	<b>\$0</b>	<b>3,905.00</b>



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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	\$7,961.00	\$25.00	\$7,986.00	\$130,600	\$422,800	\$553,400
2023	\$7,011.00	\$25.00	\$7,036.00	\$110,400	\$359,000	\$469,400
2022	\$6,411.00	\$25.00	\$6,436.00	\$92,000	\$298,500	\$390,500

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