



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 12/16/2025 10:15:35 AM

| General Details | | | | | | | |
|---------------------------------------------------|-------------------------------|----------------------------|------------------|-------------------------|-----------------|-----------------|---------------------|
| Parcel ID: | 010-3110-02120 | | | | | | |
| Document: | Abstract - 01239279 | | | | | | |
| Document Date: | 06/02/2014 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | LOWER DULUTH MINNESOTA AVENUE | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | - | | | |
| Description: | LOT 12 AND NLY 1/2 OF LOT 14 | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | BENGSTON DAVID & CHERYL | | | | | | |
| and Address: | 1939 JOHNSON ST NE | | | | | | |
| | MINNEAPOLIS MN 55418 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | BENGSTON CHERYL M | | | | | | |
| Owner Name | BENGSTON DAVID N | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$5,627.00 | | | |
| 2025 - Special Assessments | | | | \$29.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$5,656.00 | | | |
| Current Tax Due (as of 12/15/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$2,828.00 | 2025 - 2nd Half Tax | \$2,828.00 | 2025 - 1st Half Tax Due | \$0.00 | | |
| 2025 - 1st Half Tax Paid | \$2,828.00 | 2025 - 2nd Half Tax Paid | \$2,828.00 | 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: | 1924 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 | \$115,800 | \$363,500 | \$479,300 | \$0 | \$0 | - |
| Total: | | \$115,800 | \$363,500 | \$479,300 | \$0 | \$0 | 4793 |



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Land Details

Deeded Acres: 0.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: P - PUBLIC
Sewer Code & Desc: P - PUBLIC
Lot Width: 60.00
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 | 1910 | 1,330 | 2,030 | - | 5MS - MULTI STRY |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 15 | 30 | 450 | PIERS AND FOOTINGS |
| BAS | 1.7 | 36 | 20 | 720 | FOUNDATION |
| BAS | 2 | 10 | 16 | 160 | FOUNDATION |
| DK | 1 | 10 | 12 | 120 | POST ON GROUND |
| Bath Count | Bedroom Count | Room Count | | Fireplace Count | HVAC |
| 1.75 BATHS | 3 BEDROOMS | 8 ROOMS | | 0 | C&AIR_COND, GAS |

Improvement 2 Details (DG 16X22)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 2020 | 352 | 352 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 16 | 22 | 352 | FLOATING SLAB |

Improvement 3 Details (ST 8X12)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 0 | 96 | 96 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 8 | 12 | 96 | POST ON GROUND |
| DKX | 1 | 0 | 0 | 310 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|--------------------------------------------------|------------|
| 06/2014 | \$310,000 (This is part of a multi parcel sale.) | 205955 |



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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 | 204 | \$119,000 | \$293,500 | \$412,500 | \$0 | \$0 | - |
| | Total | \$119,000 | \$293,500 | \$412,500 | \$0 | \$0 | 4,125.00 |
| 2023 Payable 2024 | 204 | \$68,200 | \$370,300 | \$438,500 | \$0 | \$0 | - |
| | Total | \$68,200 | \$370,300 | \$438,500 | \$0 | \$0 | 4,385.00 |
| 2022 Payable 2023 | 204 | \$57,600 | \$315,300 | \$372,900 | \$0 | \$0 | - |
| | Total | \$57,600 | \$315,300 | \$372,900 | \$0 | \$0 | 3,729.00 |
| 2021 Payable 2022 | 204 | \$48,000 | \$262,000 | \$310,000 | \$0 | \$0 | - |
| | Total | \$48,000 | \$262,000 | \$310,000 | \$0 | \$0 | 3,100.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$6,175.00 | \$25.00 | \$6,200.00 | \$68,200 | \$370,300 | \$438,500 | |
| 2023 | \$5,571.00 | \$25.00 | \$5,596.00 | \$57,600 | \$315,300 | \$372,900 | |
| 2022 | \$5,089.00 | \$25.00 | \$5,114.00 | \$48,000 | \$262,000 | \$310,000 | |

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