



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 7/12/2025 12:05:48 AM

General Details							
Parcel ID:	010-3110-02160						
Document:	Abstract - 01447797						
Document Date:	07/07/2022						
Legal Description Details							
Plat Name:	LOWER DULUTH MINNESOTA AVENUE						
Section	Township	Range	Lot	Block			
-	-	-	0020	-			
Description:	LOT: 0020 BLOCK:000						
Taxpayer Details							
Taxpayer Name	NEXTGEN LLC						
and Address:	1940 MINNESOTA AVE DULUTH MN 55802						
Owner Details							
Owner Name	NEXTGEN LLC						
Payable 2025 Tax Summary							
2025 - Net Tax			\$3,881.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$3,910.00				
Current Tax Due (as of 7/11/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$1,955.00	2025 - 2nd Half Tax	\$1,955.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$1,955.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$1,955.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$1,955.00	2025 - Total Due	\$1,955.00		
Parcel Details							
Property Address:	1940 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	\$77,200	\$275,100	\$352,300	\$0	\$0	-
Total:		\$77,200	\$275,100	\$352,300	\$0	\$0	3523



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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: 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 (House)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1901	916	1,374	U Quality / 0 Ft ²	5XB - EXP BNGLW
Segment	Story	Width	Length	Area	Foundation
BAS	1.5	0	0	916	BASEMENT
CN	1	5	6	30	BASEMENT
OP	1	2	8	16	FLOATING SLAB
OP	1	5	9	45	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
2.25 BATHS	3 BEDROOMS	7 ROOMS	1	C&AIR_COND, GAS	

Improvement 2 Details (DG 12X20)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1938	240	240	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	20	12	240	FLOATING SLAB

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
07/2022	\$325,000	250038
08/2010	\$135,000	191356
08/1996	\$76,000	111603

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	\$79,400	\$205,100	\$284,500	\$0	\$0	-
	Total	\$79,400	\$205,100	\$284,500	\$0	\$0	2,845.00
2023 Payable 2024	204	\$45,400	\$258,800	\$304,200	\$0	\$0	-
	Total	\$45,400	\$258,800	\$304,200	\$0	\$0	3,042.00
2022 Payable 2023	201	\$38,400	\$197,300	\$235,700	\$0	\$0	-
	Total	\$38,400	\$197,300	\$235,700	\$0	\$0	2,197.00
2021 Payable 2022	201	\$32,000	\$163,900	\$195,900	\$0	\$0	-
	Total	\$32,000	\$163,900	\$195,900	\$0	\$0	1,763.00



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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	\$4,283.00	\$25.00	\$4,308.00	\$45,400	\$258,800	\$304,200
2023	\$3,307.00	\$25.00	\$3,332.00	\$35,789	\$183,884	\$219,673
2022	\$2,929.00	\$25.00	\$2,954.00	\$28,797	\$147,494	\$176,291

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